

3. 6425 CORP.
(Applicant)

05-10-CZ10-1 (04-431)
BCC/District 6
Hearing Date: 1/26/06

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 10
MOTION SLIP**

APPLICANT'S NAME: 6425 CORP.

1

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
05-10- CZ10-1 (04-431)	OCTOBER 11, 2005	CZAB10		05

REQ: (1) RU-1 to RU-5A. (2) Office bldg setback 10' from int. side. (3) Waive Z regs to permit 6' high wall & ornamental fence along side st. up to edge of driveway. (4) Waive Z regs to permit 35' dedication for north half of S.W. 24th Street. (5) Waive dissimilar land use buffer along portion of interior side.

REC: DENIAL WITHOUT PREJUDICE

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>October 20, 2005</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> Due to no quorum.		

TITLE	M/S	NAME	YES	NO	ABSENT
VICE-CHAIRMAN		Juan Carlos ACOSTA			X
MR.		Julio R. CACERES			
MR.		Manuel CASAS			
MR.		Jose GARRIDO (C.A.)			
MR.		Carlos A. MANRIQUE			X
CHAIRMAN		George A. ALVAREZ			X

VOTE:

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: DAVID HOPE

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: 6425 Corp.

PH: Z04-431 (05-10-CZ10-1)

SECTION: 12-54-40

DATE: January 26, 2006

COMMISSION DISTRICT: 6

ITEM NO.: 3

A. INTRODUCTION

o REQUESTS:

6425 Corp. is appealing the decision of the Community Zoning Appeals Board #10 which denied without prejudice the following:

- (1) RU-1 to RU-5A
- (2) Applicant is requesting to permit an office building setback 10' (15' required) from the interior side (west) property line.
- (3) Applicant is requesting to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way; to permit a 6' high wall and ornamental fence along the side street (east) property line up to the edge of a driveway.
- (4) Applicant is requesting to waive the zoning regulations requiring Coral Way to be 100' in width; to permit a 35' dedication (50' required) for the north half of S.W. 24th Street.
- (5) Applicant is requesting to waive the dissimilar land use buffer required along a portion of the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) and approval of requests #2 through #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Site Plan for Mr. Danny Masso," as prepared by Nestor J. Cifuentes, and consisting of 4 sheets: Sheet "A-2" dated stamped received 5/2/05 and the balance of the sheets dated stamped received 3/14/05. Plans may be modified at public hearing.

o SUMMARY OF REQUESTS:

The applicant is appealing the decision of the Community Zoning Appeals Board-10 that denied a request to change the zoning on the property from RU-1, Single-Family Residential District, to RU-5A, Semi-Professional Office District. It also denied requests to allow the existing building setback closer to the interior side

property line than permitted, to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height within the safe-sight distance triangle, to permit a 6' high wall, to waive the zoning regulations to reduce the required street dedication, and to waive the required landscaped buffer between dissimilar land uses along the interior side property line.

- o **LOCATION:**

6425 S.W. 24 Street (Coral Way), Miami-Dade County, Florida.

- o **SIZE:** 0.257 Acre

- o **IMPACT:**

If approved, this application will allow the applicant to provide semi-professional office services for the community. However, this application could adversely impact the abutting residential properties and will bring additional traffic and noise to the surrounding area. Additionally, the requests will be intrusive to the adjacent properties and could affect traffic flow and visibility.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.
2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.
3. **Office uses** smaller than five acres in size may be approved in areas designated as Residential Communities where other office, business or industrial use(s) which are not inconsistent with this plan already lawfully exist on the same block face. However, where such an office, business, or industrial use exists only on a corner lot of a subject block face or block end, approval of office use elsewhere on the block is limited to the one block face or block end which is the more heavily trafficked side of the referenced corner lot. Office uses may be approved on such sites only if

consistent with the objectives and policies of the CDMP and the use or zoning district would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would be out of scale with the character of the neighboring uses or would detrimentally impact the surrounding area. In applying this provision, the maximum limits of an eligible residentially designated block face along which office uses may be extended shall not extend beyond the first intersecting public or private street, whether existing, platted or projected to be necessary to provide access to other property, or beyond the first railroad right-of-way, utility transmission easement or right-of-way exceeding 60 feet in width, canal, lake, public school, church, park, golf course or major recreational facility.

In addition, office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity in accordance with the limitations set forth in this paragraph. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: a) the residential lot fronts directly on a Major Roadway as designated on the Land Use Plan map (Frontage roads are not eligible for consideration); b) the lot or site size does not exceed one acre; and c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does subject frontage face such an Estate Density area. Office use approvals, pursuant to this paragraph may only authorize: a) conversion of an existing residence into an office; b) addition of an office use to an existing residence; or, c) the construction of a new office building on lots which were finally platted prior to March 25, 1991 in a size one acre or smaller. Additionally, such office uses may be approved only if the scale and character of the prospective office use are compatible with the surrounding residential neighborhood and if the site has sufficient dimensions to permit adequate on-site parking and buffering of adjacent residences from the office. Other factors that will be considered in determining compatibility include, but are not limited to traffic, noise, lighting, shadows, access, signage, landscaping, and hours of operation. Signage shall be restricted both in size, style, and location to preclude a commercial appearance. Landscaping and buffering of adjacent residences and rear properties will be required. Emphasis shall be placed on retention of the general architectural style of the area, where the area is sound and attractive. Development Orders authorizing the conversion of existing homes into offices, the addition of offices to existing residences or the construction of new buildings encompassing office uses pursuant to this paragraph may be approved only where compatible and where the intensity and character of the new building including gross floor area, lot coverage and height, will be consistent with the homes which exist or which could be built on the immediately adjacent parcels.

4. **Policy 4C.** Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-1; single family residence

Low Density Residential, 2.5 to 6 du

Surrounding Properties:

NORTH: RU-1; single family residence Low Density Residential, 2.5 to 6 du

SOUTH: RU-1; single family residence Low Density Residential, 2.5 to 6 du

EAST: RU-1; single family residences Low Density Residential, 2.5 to 6 du

WEST: RU-1; multi-family residence Low Density Residential, 2.5 to 6 du

The subject property is located on the northwest corner of SW 24 Street and SW 64 Avenue. The area where the subject property lies is characterized by single-family homes.

E. SITE AND BUILDINGS:

Site Plan Review:	(Plans submitted)
Scale/Utilization of Site:	Unacceptable
Location of Buildings:	Unacceptable
Compatibility:	Unacceptable
Landscape Treatment:	Unacceptable
Open Space:	Unacceptable
Buffering:	Unacceptable
Access:	Unacceptable
Parking Layout/Circulation:	Unacceptable
Visibility/Visual Screening:	Unacceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(F): In evaluating an application for a **district boundary change**, the Board shall take into consideration, among other factors the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Section 33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District)

This subsection provides for the establishment of an alternative site development option, after public hearing, for semi-professional office buildings and structures, when such uses are permitted by the underlying district regulations, in the RU-5 and RU-5A zoning districts, in accordance with the standards established herein. In considering any application for approval hereunder, the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

(c) Setbacks for a principal building, or accessory building or structure in the RU-5A, shall be approved after public hearing upon demonstration of the following:

1. the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining property; and

2. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and
3. the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development by more than 20% of the landscape open space percentage by the applicable district regulations; and
4. any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a *de minimus* impact on the use and enjoyment of the adjoining parcel of land; and
5. the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofing structure and if located on the roof of such an alternative development shall be screened from ground view and from view at the level in which the installations are located, and shall be designed as an integral part of and harmonious with the building design; and
6. the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and
7. the architectural design, scale, mass, and building materials of any proposed structure(s) or addition(s) are aesthetically harmonious with that of other existing or proposed structure(s) or building(s) on the parcel proposed for alternative development; and
8. the wall(s) of any building within a front, side street or double frontage setback area or within a setback area adjacent to a discordant use, required by the underlying district regulations, shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and
9. the proposed development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot, parcel or tract; and
10. any windows or doors in any building to be located within an interior or rear setback required by the underlying district regulations shall be designed and

located so that they are not aligned directly across from facing windows or doors on building(s) located on an adjoining parcel of land; and

11. total lot coverage shall not be increased by more than ten percent (10%) of the lot coverage permitted by the underlying regulations; or a total floor area ratio shall not be increased by more than ten percent (10%) of the floor area ratio permitted by the underlying district regulations; and
12. the area within an interior side setback required by the underlying district regulations located adjacent to a discordant use will not be used for off-street parking except:
 - a. in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings of a discordant use located on an adjoining parcel of land; or
 - b. if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:
 - i. articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or
 - ii. landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and
13. any structure within an interior side setback required by the underlying district regulations;
 - a. is screened from adjoining property by landscape material of sufficient size and composition to obscure at least eighty percent (80%) (if located adjoining or adjacent to a discordant use) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure at time of planting; or
 - b. is screened from adjoining property by an opaque fence or wall at least five (5) feet in height, if located adjoining or adjacent to a discordant use, that meets the standards set forth in paragraph (f) herein; and
14. any structure in the RU-5A district not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least 10 feet or the minimum distance to comply with fire safety standards, whichever is greater; and

15. when a principal building, or accessory building in the RU-5A district, is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building to be located within a setback; and
16. safe sight distance triangles shall be maintained as required by this code; and
17. the parcel proposed for alternative development will continue to provide the required number of on-site parking as required by this code; and
18. the parcel proposed for alternative development shall satisfy underlying district regulations or, if applicable, prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (July 11, 2003), regulating setbacks, lot area and lot frontage, lot coverage, floor area ratio, landscape open space and structure height; and
19. the proposed development will meet the following:
 - A. interior side setbacks shall not be reduced by more than fifty percent (50%) of the side setbacks required by the underlying district regulations, or the minimum distance required to comply with fire safety standards, whichever is greater when the adjoining parcel of land is a RU-5, RU-5A, BU, IU, or OPD district or use provided, however, interior side setback shall not be reduced by more than twenty-five percent (25%) of the interior side setbacks required by the underlying district regulations when the adjoining parcel of land allows a discordant use.
 - B. side street setbacks shall not be reduced by more than twenty-five percent (25%) of the underlying zoning district regulations;
 - C. front setbacks (including double frontage lots) shall not be reduced by more than twenty five percent (25%) of the setbacks required by the underlying district regulations, whichever is greater;
 - D. Rear setbacks shall not be reduced below fifty percent (50%) of the rear setback required by the underlying district regulations, or the minimum distance required to comply with fire safety standards, whichever is greater, when the adjoining parcel of land is a RU-5, RU-5A, BU, IU, or OPD district or use provided however, rear setbacks shall not be reduced by more than twenty-five percent (25%) of the rear setbacks required by the underlying district regulations when the adjoining parcel of land allows a discordant use.

- E. setbacks between building(s) shall not be reduced below 10 feet, or the minimum distance required to comply with fire safety standards, whichever is greater.

(k) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

1. will result in a significant diminution of the value of property in the immediate vicinity; or
2. will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
3. will result in materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

(l) Proposed alternative development under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

- A. the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts; and
- B. the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

Section 33-311(A)(4)(b). Non-use variances from other than airport regulations: Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the

non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Section 33-311(A)(4)(c). Alternative non-use variance standard: Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances from the terms of the zoning regulations the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

On October 20, 2005, the Community Zoning Appeals Board – 10 (CZAB-10) denied without prejudice this application, pursuant to Resolution No. CZAB10-76-05. On November 3, 2005, the applicant appealed the CZAB-10's decision. The applicant indicates on the appeal application that the Board's decision to deny this application was not based on substantial competent evidence introduced on the record. Staff notes that all existing uses and zoning are consistent with the CDMP. As such, the CZAB-10's decision to deny this application and retain the existing RU-1 zoning on the property is **consistent** with the CDMP.

The subject property is located at 6425 S.W. 24 Street (Coral Way) in an area characterized by single-family homes. The applicant seeks to change the zoning on the subject property from RU-1, Single-Family Residential District, to RU-5A, Semi-Professional Office District. RU-5A uses include, but are not limited to, office buildings for accountants, attorneys, dentists, medical doctors, notary publics, real estate, and travel agencies as well as banks without drive-in teller facilities. The applicant is also requesting to permit an office building setback 10' (15' required) from the interior side (west) property

line; to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way which will permit a 6' high wall and ornamental fence along the side street (east) property line up to the edge of a driveway; to waive the zoning regulations requiring Coral Way to be 100' in width; to permit a 35' dedication (50' required) for the north half of S.W. 24th Street; and to waive the dissimilar land use buffer along a portion of the interior side (west) property line. The plan submitted by the applicant depicts the existing single-family residence that, if approved, will be converted into an office building. Said building is a single-story structure which will maintain the residential appearance of the building, located at the northwest corner of SW 24 Street and SW 64 Avenue. Parking spaces will be provided at the rear of the building with access through a two-way entrance/exit drive onto SW 64 Avenue on the northeast side of the property. A 6' high block wall will run along the interior side (west) and rear (north) property lines mitigating the impact on the adjacent properties.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the requirements of Chapter 24 of the Miami-Dade County Code. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to the request to permit a section-line road to be 35' to center line where 50' is required. Their memorandum indicates that gates must remain open during hours of operation, and that road dedications and improvements will be accomplished through the recording of a plat. Additionally, their memorandum notes that this project meets traffic concurrency because it lies within the Urban Infill Area where traffic concurrency does not apply.

This area is designated for **Low Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). The CDMP provides that office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity in accordance with the limitations set forth in the CDMP. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: a) the residential lot fronts directly on a Major Roadway as designated on the Land Use Plan map (Frontage roads are not eligible for consideration); b) the lot or site size does not exceed one acre; and c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does the subject frontage face such an Estate Density area. The subject property meets the aforementioned criteria of the Master Plan including that the subject property is less than one acre in size, is located on a major section line roadway (SW 24 Street), is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, and the subject frontage does not face an Estate Density area. In addition, the subject property fronts SW 24 Street where it is impacted by roadway traffic and noise. The Master Plan also indicates that where other office, business or industrial uses exist on the same block face, approval of similar requests may be granted. Two parcels to the west of the subject property on the same block face, there is a parcel that was granted a Use Variance to permit RU-5A uses in an RU-1 zone, pursuant to Resolution #Z-148-94. Additionally, at the other end of the same block face where the subject property is located, there is a parcel that was granted a

rezoning to RU-5A, pursuant to Resolution #Z-35A-95, with additional non-use variances for lot frontage and area, and to permit the building closer to the interior side (east) property line. Therefore, the proposed zone change would be **consistent** with the interpretative text of the CDMP.

The alternative site development option (ASDO) Standards under Section 33-311(A)(20) provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable alternative site development option standards and does not contravene the enumerated public interest standards as established. Request #2, to permit an office building setback 10' (15' required) from the interior side (west) property line, does not comply with the ASDO standards. Specifically, Section 33-311(A)(20)(c)(19)(A) indicates that an interior side setback shall not be reduced by more than twenty-five percent (25%) of the interior side setbacks required by the underlying district regulations when the adjoining parcel of land allows a discordant use. Therefore, the minimum setback to be considered under said standard would be 11.25', which request #2 does not meet. Furthermore, the applicant has not provided documentation indicating if any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a *de minimus* impact on the use and enjoyment of the adjoining parcel of land (Section 33-311(A)(20)(c)(4)). As such, request #2 may not be considered under the ASDO standards and therefore cannot be approved under Section 33-311(A)(20), and should be denied with prejudice under same.

When requests #2 through #5 are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of this application would be **incompatible** with the surrounding area, would affect the appearance of the community as explained more fully below and would be detrimental to the community. The above requests are evidence that the requested conversion of the subject site and the structure into an office building are not favorable for the site nor its surrounding area because of the intensification of the site due to the proposed use. Since the above requests are germane to and an integral part of request #1, staff recommends denial with prejudice of requests #2 through #5 under Section 33-311(A)(4)(b) (NUV).

When analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would have to prove that requests #2 through #5 are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. However, staff notes that the property can be utilized in accordance with RU-1 zoning district regulations. Additionally, the applicant has not proven that compliance with same would result in an unnecessary hardship, therefore this application cannot be approved under the alternative non-use variance standards. As such, requests #2 - #5 are recommended for denial with prejudice under Section 33-311(A)(4)(c) (ANUV).

Additionally, staff finds the plans submitted for this application to be unacceptable as submitted. The proposed office building is located towards the west interior side and front of this lot, which intrudes into the adjacent residential community to the west. Consequently, the 5' setback encroachment into the interior side (west) setback area and

the reduction of the required landscaped buffer abutting dissimilar land uses along the same interior side, would be overly intensive for this site, would be intrusive to the residents in this area, and would have an unfavorable effect on the surrounding area. Although RU-5A uses have been granted, pursuant to Resolution #Z-148-94, on a property two parcels to the west of the subject property, and a rezoning to RU-5A on a parcel located at the other end of the same block face, pursuant to Resolution #Z-35A-95, single-family residences still characterize the remaining surrounding properties. As such, the proposed rezoning to RU-5A would be **incompatible** with the surrounding properties and approval of same would establish a negative precedent which, in turn, could facilitate the breakdown of an established residential neighborhood into office uses.

Accordingly, staff recommends denial with prejudice of the appeal.

I. **RECOMMENDATION:** Denial with prejudice of the appeal and application.

J. **CONDITIONS:** None.

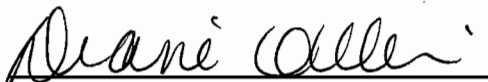
DATE INSPECTED: 08/01/05

DATE TYPED: 08/16/05

DATE REVISED: 08/17/05; 08/29/05; 09/22/05; 09/23/05; 09/26/05; 10/05/05;
10/12/05; 11/22/05; 12/15/05; 01/11/06; 01/12/06

DATE FINALIZED: 01/12/06

DO'QW:AJT:MTF:LVT:TGB:JV



Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

Date: May 2, 2005

To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management



Subject: C-10 #Z2004000431-Revised
6425 Corp.
6425 SW 24th Street
DBC from RU-1 to RU-5A, NUV of Setback Requirements
(RU-1) (.257 Ac.)
12-54-40

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (The Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

Public sanitary sewers are not available in this area. Therefore, connection to public sanitary sewers is not feasible. Accordingly, DERM would not object to the interim use of a septic tank and drainfield as a means for the disposal of domestic liquid waste, provided that the following items are satisfied:

- 1) The proposed development shall not exceed the maximum sewage loading allowed by Section 24-43.1 (4)(b) of the Code. Based on available information, the maximum sewage loading for this site would allow the proposed development.
- 2) Pursuant to Section 24-43.1(4)(a) of the Code, the owner of the property has submitted an executed covenant running with the land in favor of Miami-Dade County which provides that only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year/1-day storm event. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Sections 24-5 and 24-48 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers, the State of Florida Department of Environmental Protection and the South Florida Water Management District may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

The subject property contains tree resources; Section 24-49 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on-site will be required prior to reviewing the tree removal permit application. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation-P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

REVISION 1
PH# Z2004000431
CZAB - C10

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: 6425 CORP.

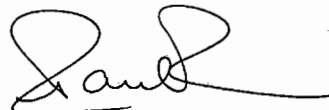
This Department has no objections to this application.

This Department has no objections to the request to permit a section line road to be 35 feet in width to centerline where 50 feet is required. The road is presently constructed and no future widening is planned for SW 24 St.

Gates must remain open during hours of operation.

This land may require platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.

A handwritten signature in black ink, appearing to read 'Raul', with a stylized flourish extending to the right.

Raul A Pino, P.L.S.

29-MAR-05

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY JS AMOUNT OF FEE \$1,599.94

RECEIPT # I200517815

DATE HEARD: 10/20/05

BY CZAB # 107605

RECEIVED
NOV 03 2005

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County and must be made to the Department on or before the Deadline Date prescribed

RE: Hearing No. 04-431

Filed in the name of (Applicant) 6425 Corp., a Florida Corporation

Name of Appellant, if other than applicant N/A

Address/Location of APPELLANT'S property: 6425 SW 24 Street, Miami-Dade County, FL

Application, or part of Application being Appealed (Explanation): Entire appealable application

Appellant (name): 6425 Corp., a Florida Corporation

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:

(State in brief and concise language)

The Community Council's decision to deny the application was not based on substantial competent evidence. On the contrary, the decision was based on undue prejudice and incomplete information, which was exhibited by the fact that the public hearing was cut short and the Applicant was not able to complete its presentation of evidence.

APPELLANT MUST SIGN THIS PAGE

Date: 1 day of November, year 2005

Signed

Mercedes Musso

Print Name

17940 S.W. 83 AVE

Mailing Address

305-444-1992

Phone

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

6425 Corp., a Florida Corporation

Representing

Felix M. Lasarte

Signature

Felix M. Lasarte, Esq.

Print Name

701 Brickell Avenue, Suite 3000

Address

Miami

FL

33131

City

State

Zip

(305) 374-8500

Telephone Number

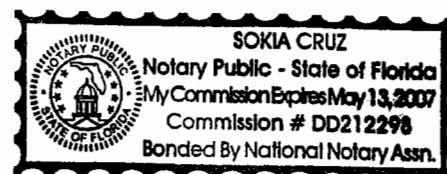
Subscribed and Sworn to before me on the 1 day of November, year 2005

Sokla Cruz

Notary Public

(stamp/seal)

Commission expires: May 13, 2007



APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Mercedes Masso (Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community Zoning Appeals Board matter because of the following:

(Check all that apply)

- X 1. Participation at the hearing
____ 2. Original Applicant
____ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:
[Signature]
Signature

Douglas Carrillo
Print Name

[Signature]
Signature

FRANK LOPEZ-BOY II
Print Name

[Signature]
Appellant's signature

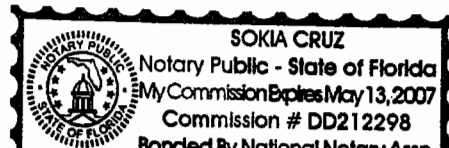
Mercedes Masso
Print Name

Sworn to and subscribed before me on the 1 day of November, year 2005.

Appellant is personally know to me or has produced _____ as identification.

[Signature]
Notary
(Stamp/Seal)

Commission Expires: May 13, 2007

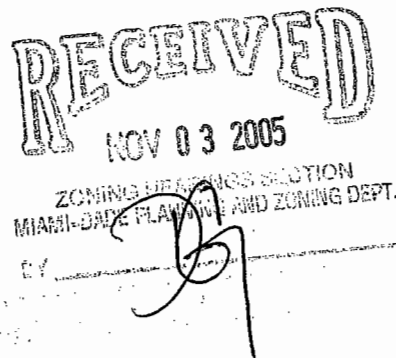


Felix M. Lasarte, Esq.
305 789 7580
felix.lasarte@hklaw.com

November 2, 2005

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams
Director
Miami-Dade County
Department of Planning & Zoning
111 N.W. First Street, 11th Floor
Miami, FL 33128



Re: 6425 Corp. (P.H. 04-431) / Petition of Appeal
Property located at 6425 SW 24th Street, Miami-Dade County, Florida

Dear Ms. O'Quinn Williams:

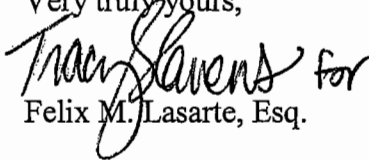
Enclosed please find the Petition of Appeal from the decision of Community Zoning Appeals Board 10 ("CZAB 10") at its meeting of October 20, 2005, denying the above-referenced zoning application (the "Application"), pursuant to Resolution No. CZAB10-76-05. We respectfully request that the petition of appeal be scheduled for the next available meeting of the Board of County Commissioners, and submit that the denial of the Application was not based on substantial competent evidence. On the contrary, the decision was based on undue prejudice and incomplete information, which was exhibited by the fact that the public hearing was cut short and the Applicant was not able to complete its presentation of evidence.

The Application requested a district boundary change on 0.257 acres, located at 6425 SW 24th Street [North side of Coral Way] (the "Property"), from RU-1 to RU-5A, in order to permit the establishment of a professional office and non-use variances relating to the setback requirements for RU-5A. The Application is consistent the County's Comprehensive Development Master Plan (the "CDMP"), which allows office development and residential blocks facing major arterials where the property is one acre or less and no estate density faces the property in question. In addition to being consistent with the CDMP, the proposed development is compatible with the existing uses along this block of Coral Way. The Applicant is requesting that the same building that has existed on the Property for over 20 years be allowed to stay.

November 2, 2005
Page 2

Based on the foregoing, we respectfully request the Department's favorable consideration of this Petition of Appeal. Thank you for your considerate attention to this matter. As always, please do not hesitate to contact me if you have any additional questions or concerns.

Very truly yours,

 for
Felix M. Lasarte, Esq.

Enclosures

3341955_v1

RESOLUTION NO. CZAB10-76-05

WHEREAS, 6425 CORP. applied for the following:

- (1) RU-1 to RU-5A
- (2) Applicant is requesting to permit an office building setback 10' (15' required) from the interior side (west) property line.
- (3) Applicant is requesting to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way; to permit a 6' high wall and ornamental fence along the side street (east) property line up to the edge of a driveway.
- (4) Applicant is requesting to waive the zoning regulations requiring Coral Way to be 100' in width; to permit a 35' dedication (50' required) for the north half of S.W. 24th Street.
- (5) Applicant is requesting to waive the dissimilar land use buffer along a portion of the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) and approval of requests #2 through #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Site Plan for Mr. Danny Masso," as prepared by Nestor J. Cifuentes, and consisting of 4 sheets: Sheet "A-2" dated stamped received 5/2/05 and the balance of the sheets dated stamped received 3/14/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 14, less the south 10' for road and the east 30' of Lot 15, less the south 10' for road, TAMIAMI ACRES PLAN 2, Plat book 5, Page 74.

LOCATION: 6425 S.W. 24 Street (Coral Way), Miami-Dade County, Florida

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 10 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and it was noted that the applicant had previously submitted revised plans within the scope of the advertisement entitled. Plan for Mr. Danny Masso," as prepared by Nestor J. Cifuentes, and consisting of 2 sheets dated stamped received 10/20/05, and at which time the applicant requested permission to

withdraw the requests to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way; to permit a 6' high wall and ornamental fence along the side street (east) property line up to the edge of a driveway (Item #3) and to waive the dissimilar land use buffer along a portion of the interior side (west) property line (Item #5), and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-5A would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that the requests to permit an office building setback 10' from the interior side (west) property line (Item #2), to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way; to permit a 6' high wall and ornamental fence along the side street (east) property line up to the edge of a driveway (Item #3), to waive the zoning regulations requiring Coral Way to be 100' in width; to permit a 35' dedication for the north half of S.W. 24th Street (Item #4), and to waive the dissimilar land use buffer along a portion of the interior side (west) property line (Item #5) would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, a motion to deny Items #1 through 5 without prejudice was offered by Juan Carlos Acosta, seconded by Jose Garrido, and upon a poll of the members present the vote was as follows:

Juan Carlos Acosta	aye	Jose Garrido	aye
Julio R. Caceres	aye	Carlos A. Manrique	aye
Manuel Casas	aye		
	George A. Alvarez	absent	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 10, that the requested district boundary change to RU-5A be and the same is hereby denied without prejudice.

BE IT FURTHER RESOLVED that the requests to permit an office building setback 10' from the interior side (west) property line (Item #2), to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way; to permit a 6' high wall and ornamental fence along the side street (east) property line up to the edge of a driveway (Item #3), to waive the zoning regulations requiring Coral Way to be 100' in width; to permit a 35' dedication for the north half of S.W. 24th Street (Item #4), and to waive the dissimilar land use buffer along a portion of the interior side (west) property line (Item #5) be and the same are hereby denied without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 20th day of October, 2005.

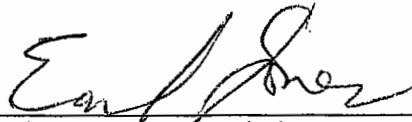
Hearing No. 05-10CZ10-1
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 10, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB10-76-05 adopted by said Community Zoning Appeals Board at its meeting held on the 20th day of October, 2005.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 4th day of November, 2005.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



Memorandum



Date: 21-DEC-05

To: Diane O'Quinn Williams, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue

Subject: Z2004000431

Fire Prevention Unit:

Fire Water Engineering has no objections to plans submitted with letter of intend dated January 25, 2005. Substantial changes to this plan must be resubmitted for review and approval.

Service Impact/Demand:

Development for the above Z2004000431
located at 6425 SW 24 STREET (CORAL WAY), MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1444 is proposed as the following:

<u>single</u>	dwelling units	<u>industrial</u>	square feet
<u>multifamily</u>	dwelling units	<u>institutional</u>	square feet
<u>3000 commercial</u>	square feet	<u>nursing home</u>	square feet

Based on this development information, estimated service impact is: .79 alarms-annually.

Existing services:

The Fire station responding to an alarm in the proposed development will be:
Station 40

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:

Fire Planning Additional Comments:

Current service impact calculated based on letter of intend dated January 25, 2005. Substantial changes to letter of intend will require additional service impact analysis.

TEAM METRO

ENFORCEMENT HISTORY

6425 CORP.

6425 SW 24 STREET (CORAL WAY),
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2004000431

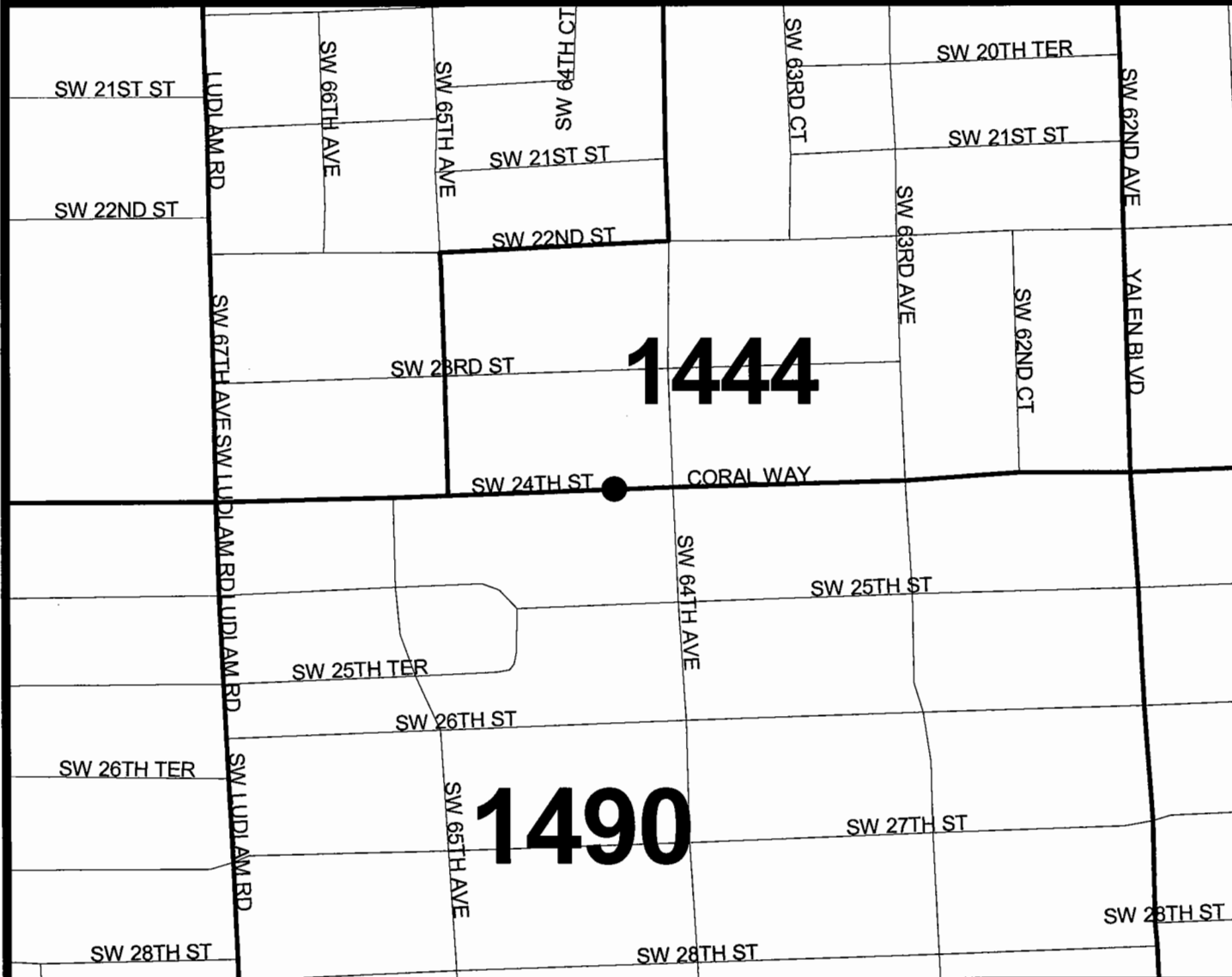
HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

09/09/2005 Inspection conducted
09/09/2005 No current violations



Miami-Dade Police Department
Address
6425 CORP; HEARING # 04-431



Police Grids Boundaries

MDPD Crime Analysis System
December 21, 2005
Data in this document represents
successfully geocoded attributes.





Miami-Dade Police Department

Miami-Dade Police Department Address Query for Events occurring at 6425 SW 24 For Thru

31

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2003-11-15" and Dis.Complaint Date < "2005-11-16" and Dis.Police District Code in ("A", "B", "C", "D", "E", "G", "H", "I", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "6425 SW 24" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common and Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")

Incident Address	Dis	Grid	A O P	Complaint Date	Day of Wk	Call Rcvd Time	Complaint Name	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit	Event Number	Rp Wr YN



Miami-Dade Police Department

Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2003 and 2004



Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("1444", "2058", "2074")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or ("ALL" in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")))) and Common

2003 2004

Grid	Signal Code	Signal Description		
1444	13	SPECIAL INFORMATION/ASSIGNMENT	12	10
	14	CONDUCT INVESTIGATION	43	38
	15	MEET AN OFFICER	101	87
	16	D.U.I.	1	0
	17	TRAFFIC ACCIDENT	16	16
	18	HIT AND RUN	3	1
	19	TRAFFIC STOP	0	1
	20	TRAFFIC DETAIL	1	0
	21	LOST OR STOLEN TAG	6	3
	22	AUTO THEFT	4	2
	25	BURGLAR ALARM RINGING	21	19
	26	BURGLARY	19	17
	27	LARCENY	5	0
	28	VANDALISM	3	7
	29	ROBBERY	1	0
	32	ASSAULT	4	8
	33	SEX OFFENSE	1	0
	34	DISTURBANCE	32	38
	36	MISSING PERSON	3	1
	37	SUSPICIOUS VEHICLE	0	3
	38	SUSPICIOUS PERSON	1	2
	39	PRISONER	1	0
	41	SICK OR INJURED PERSON	12	8
	43	BAKER ACT	1	1
	44	ATTEMPTED SUICIDE	1	1
	45	DEAD ON ARRIVAL	1	2



Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2003 and 2004



Miami-Dade Police Department

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("1444", "2058", "2074")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or ('ALL' in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55"))) and Common

2003 2004

Grid	Signal Code	Signal Description		
1444	49	FIRE	0	1
	52	NARCOTICS INVESTIGATION	0	1
	54	FRAUD	3	4
Total Signals for Grid 1444 :			296	271



MIAMI-DADE POLICE DEPARTMENT
Zoning Hearing Report Part I and Part II Crimes w/o AOA
For Specific Grids
For 2003 and 2004



Miami-Dade Police Department

Grid(s): 1444, 2058, 2074

2003 2004

Grid 1444					
Part I					
130A		AGGRAVATED ASSAULT		0	4
2200		BURGLARY		7	3
2400		MOTOR VEHICLE THEFT		3	1
110A		RAPE		1	0
1200		ROBBERY		1	0
230G		SHOPLIFTING ALL OTHERS		8	3
230F		SHOPLIFTING FROM A MOTOR VEHICLE		13	7
Part I TOTAL				33	18
Part II					
260A		FRAUD CON/SWINDLE/FALSE PRET.		0	1
260B		FRAUD CREDIT CARD/ATM		1	2
260D		IMPERSONATION		1	0
350A		NARCOTIC BUY/SELL/POSS/IMPORT/MANUF		0	1
130B		SIMPLE ASSAULT		3	1
Part II TOTAL				5	5
Grid 1444 TOTAL				38	23

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: 6425 Corporation

NAME AND ADDRESS	Percentage of Stock
<u>Mercedes Masso 11720 SW 97 St. Miami, FL 33186</u>	<u>50 %</u>
<u>Barbara V. Lopez 3585 SW 129 Ave. Miami, FL. 33175</u>	<u>50%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME:

NAME AND ADDRESS	Percentage of Interest
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

RECEIVED
204-431
NOV 17 2004

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

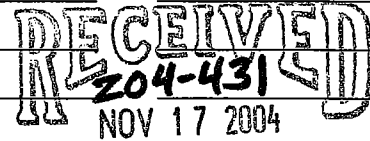
PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

NAME AND ADDRESS	Percentage of Ownership
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable) _____ Percentage of Interest _____



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT

Date of contract: _____ BY _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

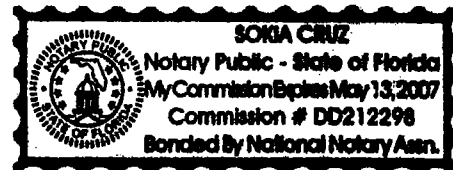
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

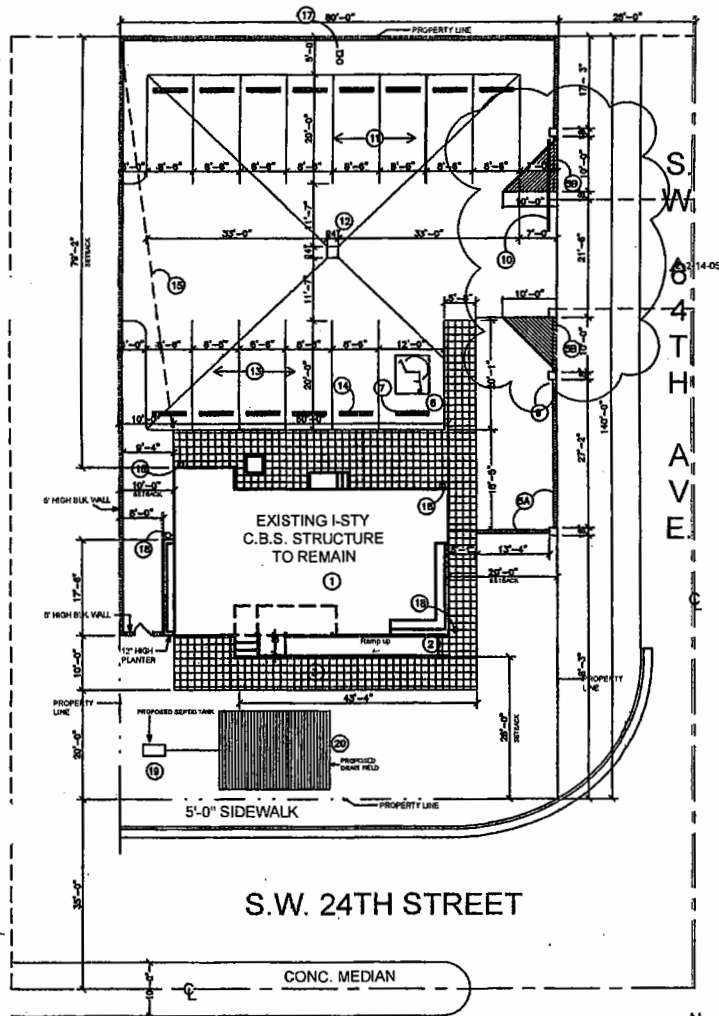
Sworn to and subscribed before me this 23 day of June, 2004. Affiant is personally known to me or has produced FDL# M200540698440 as identification.

Sokha Cruz
(Notary Public)

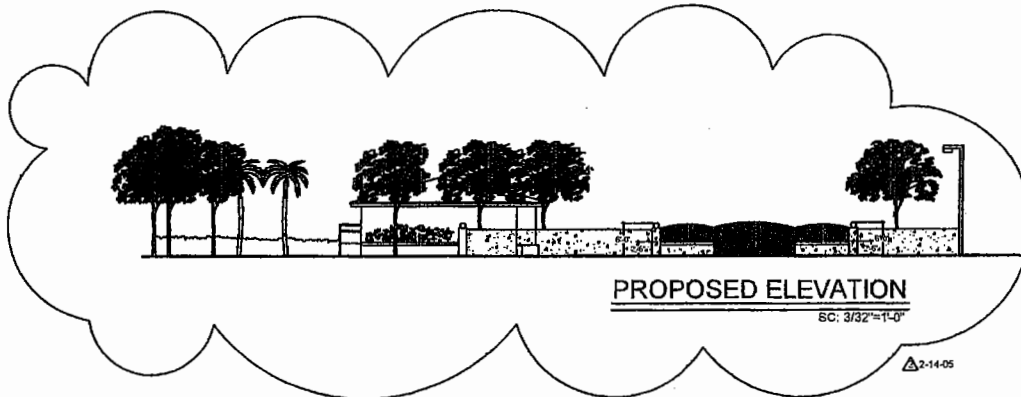
My commission expires May 13, 2007



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



PROPOSED SITE PLAN
SC: 3/32"=1'-0"



MENU

- 1 - EXISTING 1-STORY BUILDING TO REMAIN
- 2 - PROPOSED HANDICAPPED RAMP
- 3 - PROPOSED SIDEWALK IN FRONT OF BUILDING
- 4 - METAL DOOR
- 5 - CONCRETE FENCE
- 6 - HANDICAPPED PARKING SPACE
- 7 - HANDICAPPED SIGNAGE
- 8 - CHAIN LINK FENCE
- 9 - PROPOSED COLUMN WITH LIGHT (6'-0" HIGH)
- 10 - METAL GATE
- 11 - PARKING SPACES
- 12 - CATCH BASIN
- 13 - PARKING SPACES
- 14 - PARKING STOPS
- 15 - PROPOSED UNDERGROUND ELECTRICAL SERVICE
- 16 - EXISTING ELECTRICAL POST
- 17 - PROPOSED LIGHTING
- 18 - PROPOSED LIGHTING
- 19 - PROPOSED SEPTIC TANK
- 20 - PROPOSED DRAIN FIELD

NEW ELECTRICAL UNDERGROUND SERVICE
PARKING LOT LAMPS
1 LAMP FROM BUILDING
LANDSCAPING
HANDICAPPED RAMP AND SIGNAGE
14 PARKING SPACES 20'-0" X 8'-0"
1 HANDICAPPED PARKING SPACE 17'-0" X 12'-0"
8" CONC. BLK. WALL AROUND PARKING AREA
PARKING AREA PAVING
FRENCH DRAIN

LOT DATA

EXISTING 140' X 80' =	11,200 SQ. FT.	100%
MAX. LOT COVERAGE =	3,920 SQ. FT.	35%
EXISTING COVER=	1,382 SQ. FT.	12%
PROPOSED PARKING LOT =	6,720 SQ. FT.	70%
PROPOSED LANDSCAPING AREA =	3,809 SQ. FT.	34%

SETBACKS

	REQUIRED	PROVIDED
REAR=	25 FT.	79'-2"
STREET SIDE =	15 FT.	20'-0"
FRONT =	25 FT.	26'-0"
INTERIOR SIDE=	15 FT.	10'-0"
MIN. LOT WIDTH =	75 FT.	80'-0"
MIN. LOT AREA =	10,000 FT.	11,200 SQ. FT.
FLOOR/AREA RATIO =	4,480 FT. MAX.	1,391'-0"

SCOPE OF WORK

REZONE EXISTING RU-1 TO A RU-5A ZONING FOR AN OFFICE.

PARKING CALCULATION

REQUIRES 1 PARKING PER 300 SQUARE FEET OF GROSS FLOOR AREA OR FRACTION THEREOF. GIVENTHE 1,382 SQUARE FEET BUILDING, 5 SPACES ARE REQUIRED.

1,382 DIVIDED BY 300 = 4.61 = 5 SPACES

LEGAL DESCRPTION

LOT 14 LESS THE SOUTH 10 FEET FOR ROAD & THE EAST 30 FEET OF LOT 15, LESS THE SOUTH 10 FEET FOR ROAD, TAMAMI ACRES PLAN 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROJECT MANAGER & DESIGNER... GUILLERMO GARCIA
CONSULTING ENGINEER... NESTOR CIFUENTES
DRAFTSMAN... ANDREW ZAKIS

Rev#1
RECEIVED
204-431
MAR 14 2005

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

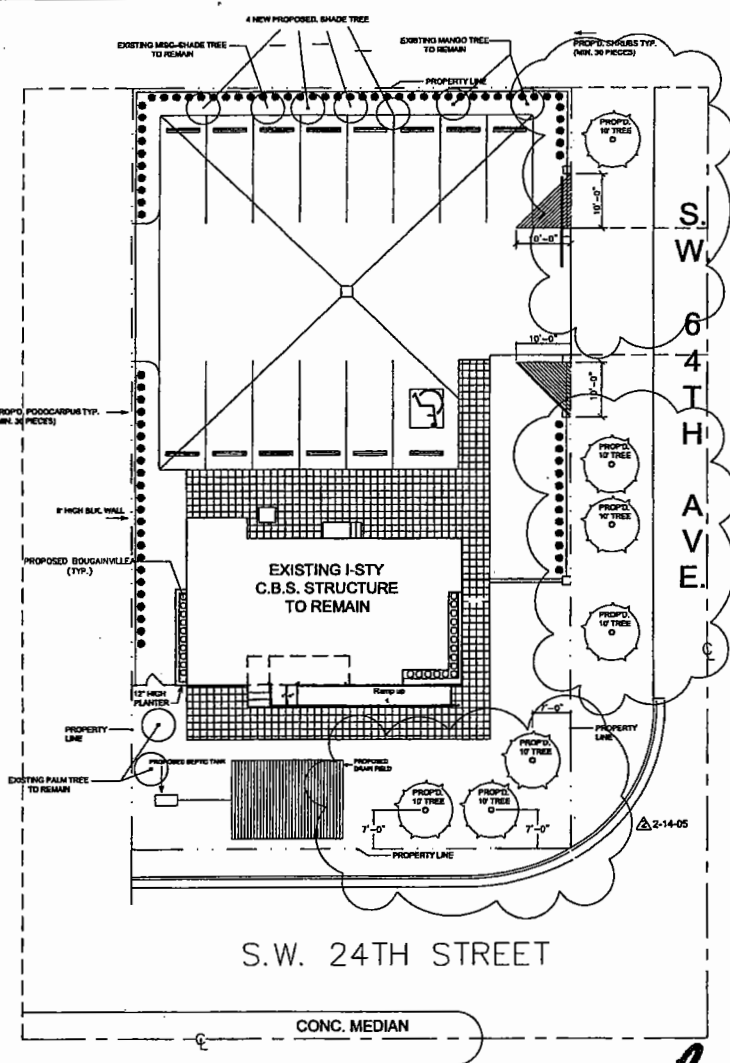
BY

03-03-05

NESTOR J. CIFUENTES
CONSULTING ENGINEER
250 Catalina Avenue, Suite 606
Coral Gables, Florida 33134
(305) 441-8002

PROPOSED SITE PLAN FOR
FOR
MR. DANNY MASSO
6435 SW 24th STREET MIAMI, FL 33156

MARCH 12, 2004
REVISIONS
1-24-05
2-14-05
A-1



1.0 GENERAL SPECIFICATIONS
1.1 The work encompassed by this contract includes:
1.1.01 Landscape Planting.
1.1.02 Landscape Irrigation.
1.1.03 Landscape Fill and incidental line grading.
1.1.04 Other items incidental to the project.
1.2 Verify all measurements, quantities and dimensions before ordering materials or doing any work. The Contractor is responsible for difference between actual dimensions / quantities indicated in the drawings.
1.3 Coordinate the work of all trades.
1.4 The Owner will accept the project work when all construction and installation of plant materials has been made and meets specifications.
1.5 Furnish releases from subcontractors or proof of payment of all obligations to subcontractors at the time of submitting final draw on the contracted price.
1.6 Unit prices will be used for the purpose of addendum.

2.0 PLANTING SPECIFICATIONS GENERAL
2.1 The Contractor is responsible for any damage to plant materials during storage or planting.
2.2 Warranty periods:
Trees and Palms 1 YEAR Shrubs and Ground covers 90 DAYS Seed 30 DAYS.
2.3 Height and spread dimensions specified refer to the main body of the plant and not from branch tip to tip. Measurements shall be taken with branches in normal position.
2.4 The Landscape Contractor shall test the pH reading of the soil for all planting areas and shall adjust the soil to an appropriate pH for the indicated plant material.
2.5 The Landscape Contractor shall verify that the soil in all planting sites is suitable for the plant material specified. Investigation shall include:
Soil water percolation, organic content, presence of contaminants or other soil characteristics that will affect the suitability of the soil to support normal healthy plant material.

3.0 PLANTING SPECIFICATIONS PRODUCTS
3.1 All plant materials to be "Florida No. 1" or better as defined by the latest edition of Florida Department of Agriculture or the Landscape Architect. The judgment of the Landscape Architect regarding materials quality shall be final. Plant nomenclature is according to the Standardized Plant Names (1942) by the American Joint Committee on Horticulture Nomenclatures.
3.2 All plants shall have been nursery grown, unless specifically authorized to be collected and shall be hardy under climatic conditions similar to those in the locality of the project be typical of their species or variety and shall have a normal habit of growth and shall be sound, healthy, and vigorous well branched and densely foliated, and free of disease and insect pests eggs and larvae. They shall have a healthy well developed root system, if balled and burlapped, be dug with firm natural balls of earth of sufficient diameter and depth to include most of the fibrous roots, if container grown stock, have been grown in a container long enough for the root system to have developed sufficiently to hold its soil together firm and whole. NO plants shall be loose in the container.
3.3 Planting soil shall consist of clean fill suitable for use as a planting medium, corrected to pH appropriate for each plant.
3.4 All trees are to be staked.
3.5 Mulch shall be shredded Eucalyptus Mulch Grade "B" or shredded pine applied in sufficient quantities to become "3" deep when fully settled unless superseded by specifications within notes.
3.6 Plant Lists and Materials Lists are provided for the convenience of the Contractor who shall be responsible for the provision and acquisition of everything shown on the Plans. The plant lists take precedence over the plant list.

4.0 PLANTING SPECIFICATIONS: EXECUTION
4.1 The Contractor is specifically informed that there are existing materials on the site some of which are to remain and some are to be removed. The Landscape Architect and the Contractor shall identify and mark the disposition of all existing material before the work commences.
4.2 All planting beds are to be slightly mounded fill at the rate of 1.5 to the center 1/3 of the planting area. Use approved planting soil mixture.
4.3 When materials are set, planting mixture backfill shall be completely "watered in" around bases of balls to fill all voids. Trees guying and staking shall be as detailed and done immediately after setting.
4.4 All materials shall be detailed to remove dead branches and to give the materials form. Pruning shall be done with clean sharp tools.
4.5 The limit of mulch for trees shall be the area of the pit and for shrubs in beds, the entire area of the shrub bed. The edge of the shrub bed is a distance from the outer plant row equal to 1/4 spacing of the plants.
4.6 Maintenance shall begin immediately after each plant is planted and shall continue until the installation of planting is complete and accepted by the owner.
Plants shall be watered, mulched, weeded, pruned, sprayed, fertilized, cultivated and otherwise maintained and protected. Settled plants shall be reset to proper grade position, planting seasons rotated and dead material removed. Guys shall be tightened and repaired. Maintenance includes regular mowing, edging, and pest control, as well as horticultural pruning.
4.7 The root system of all plants shall be watered at such intervals as will keep the surrounding soil in the best condition for promotion of root growth and plant life. It is understood that newly planted materials have water requirements before the quantities provided by the automatic irrigation system (if installed). Plant material indicating stress from dehydration shall be removed from the site and replaced at the expense of the Contractor.
4.8 Locations for Plants and outlines of areas to be planted shall be approved by the Owners representative before excavation is begun. The Landscape Contractor shall notify the Owner two days in advance.
4.9 The Landscape Contractor shall review the applicable architectural and engineering drawings and be familiar with the alignment of underground utilities and improvements before excavation work is begun.
4.10 Sidewalks streets and other paved areas shall be kept clean when planting and maintenance operations are in progress and the entire work area shall be cleaned at the end of each day work.

LANDSCAPE LEGEND
ZONING DISTRICT: SUSA NET LOT AREA: .287 ACRES 12,200 SQUARE FEET

OPEN SPACE
A. SQUARE FEET OF OPEN SPACE REQUIRED BY CHAPTER 33, AS INDICATED ON SITE PLAN: NET LOT AREA = 12,200 SQUARE FEET X .38 = 4,636 SQUARE FEET
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 19A, AS INDICATED ON SITE PLAN: THE NUMBER OF PARKING SPACES = 12 X 10 SQUARE FEET PER PARKING SPACE = 120
C. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33 = A + B = 4,756

LAWN AREA CALCULATION
A. 20% TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 33
B. MAXIMUM LAWN AREA (3000) PERMITS = 30% X 3940 S.F. = 1182

TREES
A. THE NUMBER OF TREES REQUIRED PER NET LOT ACRE LESS THE EXISTING NUMBER OF TREES THAT MEET MINIMUM REQUIREMENTS = 3 TREES X NET LOT ACREAGE (120) = 360
B. 30% PALM TREES ALLOWED (TWO PALMS = ONE TREE) PALMS PROVIDED = 108
C. PERCENTAGE OF NATIVE TREES REQUIRED = THE NUMBER OF TREES PROVIDED X 30% = 108
D. STREET TREES MAX. AVERAGE SPACING OF 30' O.C. = 200 LINEAR FEET ALONG STREET = 33' PALMS AS STREET TREES (MAX. AVERAGE SPACING OF 30' O.C.) = 108 LINEAR FEET ALONG STREET = 33' STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 30' O.C.) = 108 LINEAR FEET ALONG STREET
F. TOTAL NUMBER OF TREES PROVIDED = 108

SHRUBS
A. THE TOTAL NUMBER OF TREES REQUIRED X 10 = THE NUMBER OF SHRUBS REQUIRED
B. THE NUMBER OF SHRUBS REQUIRED X 30% = THE NATIVE SHRUBS REQUIRED
IRRIGATION PLAN: REQUIRED BY CHAPTER 33: AUTO IRRIGATION OR HOSE BIBB X PROVIDED.

REQUIRED PROVIDED

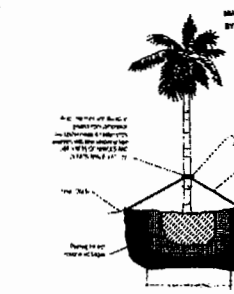
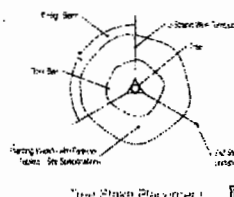
2,800	3,600
140	108
2,840	3,918 S.F.
1182	

4-8-05

PLANT LIST

SHRUBS & HEDGES	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPR.	SPACING
BOUGAINVILLEA	25	BOUGAINVILLEA SPECTABILIS, BARBAREA RARST	BOUGAINVILLEA	15'-24'	3 GAL.	30' O.C.
PODOPHYLLUM	25	PODOPHYLLUM MACROPHYLLA	PODOPHYLLUM	15'-24'	3 GAL.	30' O.C.

TREES	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD
Y.A.P.	2	CHRYSALEODORUS LUTESCENS	YELLOW BUTTERFLY PALM	25-30 FT.	8-10 FT.
M.Y.	2	MANGIFERA INDICA	MANGO TREE	10-20 FT.	10-20 FT.
TREE	2	BY OWNER	BY OWNER	10-20 FT.	8-10 FT.



LANDSCAPING SITE PLAN
SC: 3/32"=1'-0"

Rev#2 RECEIVED 204-431 MAY 02 2005

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY [Signature]

Struth Detail

NESTOR J. CIFUENTES
CONSULTING ENGINEER
P.E. # 29450
250 Caliente Avenue, Suite 504
Coral Gables, Florida 33134
(305) 441-8002

PROPOSED SITE PLAN FOR
MR. DANNY MASSO
6425 SW 24TH STREET MIAMI, FL 33155

Rev#2 RECEIVED 204-431 MAY 02 2005

MARCH 12, 2004
REVISIONS
1-24-05
2-14-05
4-8-05

A-2
A-2 or A-4

NESTOR J. CIFUENTES
CONSULTING ENGINEER
P.E. # 28457
250 Colabona Avenue, Suite 534
Coral Gables, Florida 33134
13531 441-8522

PROPOSED SITE PLAN FOR
FOR
MR. DANNY MASSO
6425 SW 24th STREET MIAMI, FL. 33155

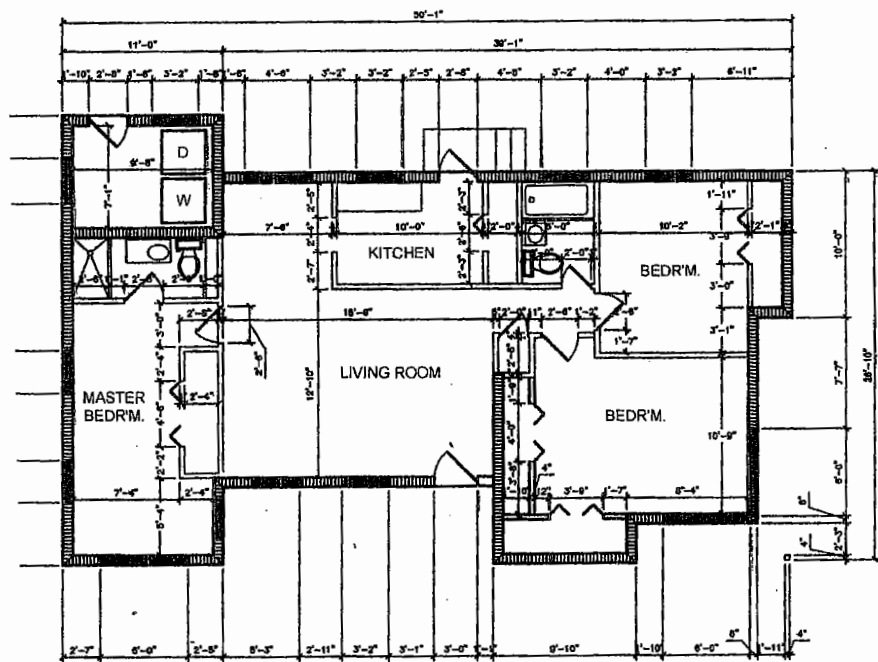
MARCH 12, 2004

REVISIONS

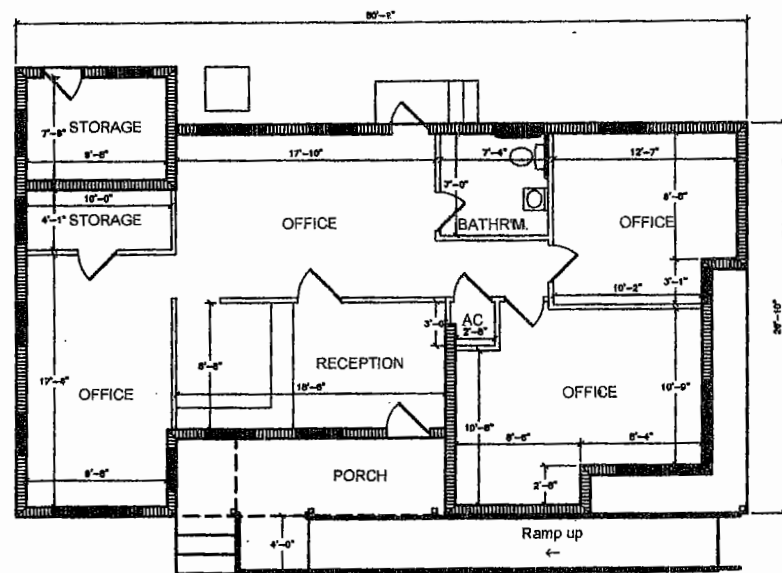
DATE

A-3

A-3 A-4



EXISTING FLOOR PLAN
SC: 1/4"=1'-0"



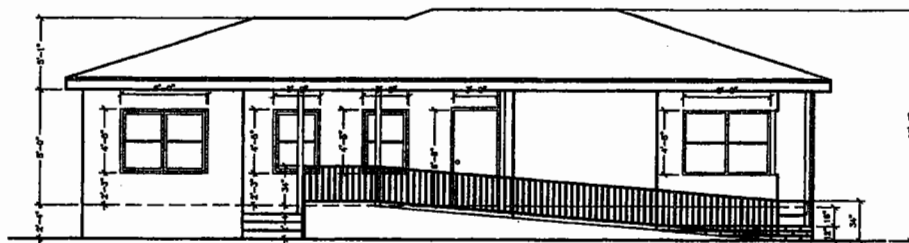
PROPOSED FLOOR PLAN
SC: 1/4"=1'-0"

Rev#1
RECEIVED
204-431
MAR 14 2005

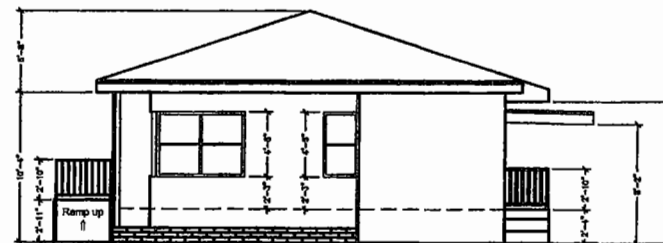
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY *[Signature]*

[Signature]
03-03-05



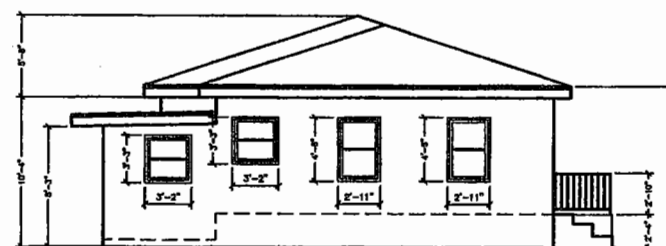
NORTH ELEVATION
SC: 1/4"=1'-0"



WEST ELEVATION
SC: 1/4"=1'-0"



SOUTH ELEVATION
SC: 1/4"=1'-0"



EAST ELEVATION
SC: 1/4"=1'-0"

Rev#1
RECEIVED
204-431
MAR 14 2005

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

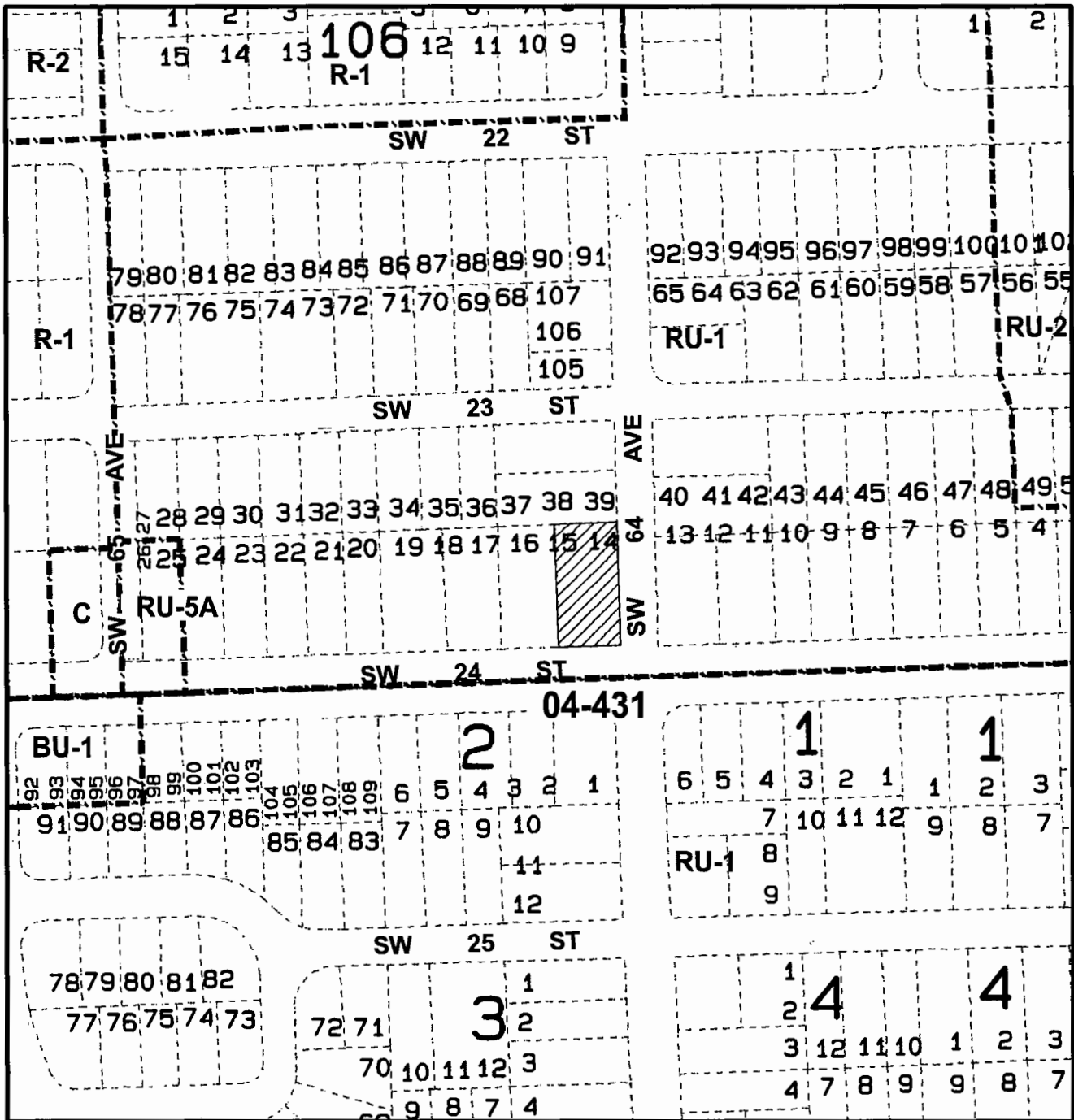
[Signature]

[Handwritten signature]
03-03-05

NESTOR J. CIFUENTES
CONSULTING ENGINEER
P.E. # 28459
250 Caladonia Avenue, Suite 506
Coral Gables, Florida 33134
(305) 441-8802

PROPOSED SITE PLAN FOR
FOR
MR. DANNY MASSO
6425 SW 24th STREET MIAMI, FL 33155

DATE	MARCH 12, 2004
DESIGNER/WRITER	
REVISIONS	
DATE/USER	
A-4	
A-4	



MIAMI-DADE COUNTY HEARING MAP

Section: 12 Township: 54 Range: 40
 Process Number: 04-431
 Applicant: 6425 CORP.
 District Number: 08
 Zoning Board: C10
 Drafter: ALFREDO
 Scale: 1:200'





MIAMI-DADE COUNTY
AERIAL

Section: 12 Township: 54 Range: 40
Process Number: 04-431
Applicant: 6425 CORP.
District Number: 08
Zoning Board: C10
Drafter: ALFREDO
Scale: NTS

S C A L E
0 NTS N



SUBJECT PROPERTY



G. 6425 CORP.
(Applicant)

05-10-CZ10-1 (04-431)
Area 10/District 6
Hearing Date: 10/20/05

Property Owner (if different from applicant) Same.

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request?
Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 10
MOTION SLIP**

1

APPLICANT'S NAME: 6425 CORP.

REPRESENTATIVE:

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER
05-10- CZ10-1 (04-431)	OCTOBER 11, 2005	CZAB10 05

REQ: (1) RU-1 to RU-5A. (2) Office bldg setback 10' from int. side. (3) Waive Z regs to permit 6' high wall & ornamental fence along side st. up to edge of driveway. (4) Waive Z regs to permit 35' dedication for north half of S.W. 24th Street. (5) Waive dissimilar land use buffer along portion of interior side.

REC: DENIAL WITHOUT PREJUDICE

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S):
<input checked="" type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input checked="" type="checkbox"/> TO: <u>October 20, 2005</u> <input type="checkbox"/> W/LEAVE TO AMEND
<input type="checkbox"/> DENY:	<input type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input checked="" type="checkbox"/> Due to no quorum.		

TITLE	M/S	NAME	YES	NO	ABSENT
VICE-CHAIRMAN		Juan Carlos ACOSTA			X
MR.		Julio R. CACERES			
MR.		Manuel CASAS			
MR.		Jose GARRIDO (C.A.)			
MR.		Carlos A. MANRIQUE			X
CHAIRMAN		George A. ALVAREZ			X

VOTE:

EXHIBITS: ☐ YES ☒ NO

COUNTY ATTORNEY: DAVID HOPE

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 10**

APPLICANT: 6425 Corp.

PH: Z04-431 (05-10-CZ10-1)

SECTION: 12-54-40

DATE: October 20, 2005

COMMISSION DISTRICT: 6

ITEM NO.: G

A. INTRODUCTION

o REQUESTS:

- (1) RU-1 to RU-5A
- (2) Applicant is requesting to permit an office building setback 10' (15' required) from the interior side (west) property line.
- (3) Applicant is requesting to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way; to permit a 6' high wall and ornamental fence along the side street (east) property line up to the edge of a driveway.
- (4) Applicant is requesting to waive the zoning regulations requiring Coral Way to be 100' in width; to permit a 35' dedication (50' required) for the north half of S.W. 24th Street.
- (5) Applicant is requesting to waive the dissimilar land use buffer required along a portion of the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) and approval of requests #2 through #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Site Plan for Mr. Danny Masso," as prepared by Nestor J. Cifuentes, and consisting of 4 sheets: Sheet "A-2" dated stamped received 5/2/05 and the balance of the sheets dated stamped received 3/14/05. Plans may be modified at public hearing.

o SUMMARY OF REQUESTS:

This application seeks to change the zoning on the subject property from RU-1, Single-Family Residential District, to RU-5A, Semi-Professional Office District. It also seeks to allow the existing building setback closer to the interior side property line than permitted, to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height within the safe-site distance triangle to permit a 6' high wall, to waive the zoning regulations to reduce the required street dedication, and to

waive the required landscaped buffer between dissimilar land uses along the interior side property line.

o **LOCATION:**

6425 S.W. 24 Street (Coral Way), Miami-Dade County, Florida.

o **SIZE:** 0.257 Acre

o **IMPACT:**

This application will allow the applicant to provide semi-professional office services for the community. However, this application could adversely impact the abutting residential properties and will bring additional traffic and noise to the surrounding area. The requests will be intrusive to the adjacent properties.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.
2. Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan Density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this CDMP titled "Concepts and Limitations of the Land Use Plan Map." The limitation referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.
3. **Office uses** smaller than five acres in size may be approved in areas designated as Residential Communities where other office, business or industrial use(s) which are not inconsistent with this plan already lawfully exist on the same block face. However, where such an office, business, or industrial use exists only on a corner lot of a subject block face or block end, approval of office use elsewhere on the block is limited to the one block face or block end which is the more heavily trafficked side of the referenced corner lot. Office uses may be approved on such sites only if consistent with the objectives and policies of the CDMP and the use or zoning district would not have an unfavorable effect on the surrounding area: by causing an undue burden on transportation facilities including roadways and mass transit or other utilities and services including water, sewer, drainage, fire, rescue, police and

schools; by providing inadequate off-street parking, service or loading areas; by maintaining operating hours, outdoor lighting or signage out of character with the neighborhood; by creating traffic, noise, odor, dust or glare out of character with the neighborhood; by posing a threat to the natural environment including air, water and living resources; or where the character of the buildings, including height, bulk, scale, floor area ratio or design would be out of scale with the character of the neighboring uses or would detrimentally impact the surrounding area. In applying this provision, the maximum limits of an eligible residentially designated block face along which office uses may be extended shall not extend beyond the first intersecting public or private street, whether existing, platted or projected to be necessary to provide access to other property, or beyond the first railroad right-of-way, utility transmission easement or right-of-way exceeding 60 feet in width, canal, lake, public school, church, park, golf course or major recreational facility.

In addition, office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity in accordance with the limitations set forth in this paragraph. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: a) the residential lot fronts directly on a Major Roadway as designated on the Land Use Plan map (Frontage roads are not eligible for consideration); b) the lot or site size does not exceed one acre; and c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does subject frontage face such an Estate Density area. Office use approvals, pursuant to this paragraph may only authorize: a) conversion of an existing residence into an office; b) addition of an office use to an existing residence; or, c) the construction of a new office building on lots which were finally platted prior to March 25, 1991 in a size one acre or smaller. Additionally, such office uses may be approved only if the scale and character of the prospective office use are compatible with the surrounding residential neighborhood and if the site has sufficient dimensions to permit adequate on-site parking and buffering of adjacent residences from the office. Other factors that will be considered in determining compatibility include, but are not limited to traffic, noise, lighting, shadows, access, signage, landscaping, and hours of operation. Signage shall be restricted both in size, style, and location to preclude a commercial appearance. Landscaping and buffering of adjacent residences and rear properties will be required. Emphasis shall be placed on retention of the general architectural style of the area, where the area is sound and attractive. Development Orders authorizing the conversion of existing homes into offices, the addition of offices to existing residences or the construction of new buildings encompassing office uses pursuant to this paragraph may be approved only where compatible and where the intensity and character of the new building including gross floor area, lot coverage and height, will be consistent with the homes which exist or which could be built on the immediately adjacent parcels.

4. **Policy 4C.** Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property:

RU-1; single family residence

Residential, 2.5 to 6 du

Surrounding Properties:

NORTH: RU-1; single family residence

Residential, 2.5 to 6 du

SOUTH: RU-1; single family residence

Residential, 2.5 to 6 du

EAST: RU-1; single family residences

Residential, 2.5 to 6 du

WEST: RU-1; multi-family residence

Residential, 2.5 to 6 du

The subject property is located on the northwest corner of SW 24 Street and SW 64 Avenue. The area where the subject property lies is characterized by single-family homes.

E. SITE AND BUILDINGS:

Site Plan Review:	(Plans submitted)
Scale/Utilization of Site:	Unacceptable
Location of Buildings:	Unacceptable
Compatibility:	Unacceptable
Landscape Treatment:	Unacceptable
Open Space:	Unacceptable
Buffering:	Unacceptable
Access:	Unacceptable
Parking Layout/Circulation:	Unacceptable
Visibility/Visual Screening:	Unacceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

Section 33-311(F): In evaluating an application for a **district boundary change** the Board shall take into consideration, among other factors the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve

a public benefit warranting the granting of the application at the time it is considered;

- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Section 33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District)

This subsection provides for the establishment of an alternative site development option, after public hearing, for semi-professional office buildings and structures, when such uses are permitted by the underlying district regulations, in the RU-5 and RU-5A zoning districts, in accordance with the standards established herein. In considering any application for approval hereunder, the Community Zoning Appeals Board shall consider the same subject to approval of a site plan or such other plans as necessary to demonstrate compliance with the standards herein.

(c) Setbacks for a principal building, or accessory building or structure in the RU-5A, shall be approved after public hearing upon demonstration of the following:

1. the character and design of the proposed alternative development will not result in a material diminution of the privacy of adjoining property; and
2. the proposed alternative development will not result in an obvious departure from the aesthetic character of the immediate vicinity, taking into account existing structures and open space; and
3. the proposed alternative development will not reduce the amount of open space on the parcel proposed for alternative development by more than 20% of

the landscape open space percentage by the applicable district regulations; and

4. any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a *de minimus* impact on the use and enjoyment of the adjoining parcel of land; and
5. the proposed alternative development will not involve the installation or operation of any mechanical equipment closer to the adjoining parcel of land than any other portion of the proposed alternative development, unless such equipment is located within an enclosed, soundproofing structure and if located on the roof of such an alternative development shall be screened from ground view and from view at the level in which the installations are located, and shall be designed as an integral part of and harmonious with the building design; and
6. the proposed alternative development will not involve any outdoor lighting fixture that casts light on an adjoining parcel of land at an intensity greater than permitted by this code; and
7. the architectural design, scale, mass, and building materials of any proposed structure(s) or addition(s) are aesthetically harmonious with that of other existing or proposed structure(s) or building(s) on the parcel proposed for alternative development; and
8. the wall(s) of any building within a front, side street or double frontage setback area or within a setback area adjacent to a discordant use, required by the underlying district regulations, shall be improved with architectural details and treatments that avoid the appearance of a "blank wall"; and
9. the proposed development will not result in the destruction or removal of mature trees within a setback required by the underlying district regulations, with a diameter at breast height of greater than ten (10) inches, unless the trees are among those listed in section 24-60(4)(f) of this code, or the trees are relocated in a manner that preserves the aesthetic and shade qualities of the same side of the lot, parcel or tract; and
10. any windows or doors in any building to be located within an interior or rear setback required by the underlying district regulations shall be designed and located so that they are not aligned directly across from facing windows or doors on building(s) located on an adjoining parcel of land; and
11. total lot coverage shall not be increased by more than ten percent (10%) of the lot coverage permitted by the underlying regulations; or a total floor area ratio shall not be increased by more than ten percent (10%) of the floor area ratio permitted by the underlying district regulations; and

12. the area within an interior side setback required by the underlying district regulations located adjacent to a discordant use will not be used for off-street parking except:
 - a. in an enclosed garage where the garage door is located so that it is not aligned directly across from facing windows or doors on buildings of a discordant use located on an adjoining parcel of land; or
 - b. if the off-street parking is buffered from property that abuts the setback area by a solid wall at least six (6) feet in height along the area of pavement and parking, with either:
 - i. articulation to avoid the appearance of a "blank wall" when viewed from the adjoining property, or
 - ii. landscaping that is at least three (3) feet in height at time of planting, located along the length of the wall between the wall and the adjoining property, accompanied by specific provision for the maintenance of the landscaping, such as but not limited to, an agreement regarding its maintenance in recordable form from the adjoining landowner; and
13. any structure within an interior side setback required by the underlying district regulations;
 - a. is screened from adjoining property by landscape material of sufficient size and composition to obscure at least eighty percent (80%) (if located adjoining or adjacent to a discordant use) of the proposed alternative development to a height of the lower fourteen (14) feet of such structure at time of planting; or
 - b. is screened from adjoining property by an opaque fence or wall at least five (5) feet in height, if located adjoining or adjacent to a discordant use, that meets the standards set forth in paragraph (f) herein; and
14. any structure in the RU-5A district not attached to a principal building and proposed to be located within a setback required by the underlying district regulations shall be separated from any other structure by at least 10 feet or the minimum distance to comply with fire safety standards, whichever is greater; and
15. when a principal building, or accessory building in the RU-5A district, is proposed to be located within a setback required by the underlying district regulations, any enclosed portion of the upper floor of such building shall not extend beyond the first floor of such building to be located within a setback; and
16. safe sight distance triangles shall be maintained as required by this code; and

17. the parcel proposed for alternative development will continue to provide the required number of on-site parking as required by this code; and
18. the parcel proposed for alternative development shall satisfy underlying district regulations or, if applicable, prior zoning actions or administrative decisions issued prior to the effective date of this ordinance (July 11, 2003), regulating setbacks, lot area and lot frontage, lot coverage, floor area ratio, landscape open space and structure height; and
19. the proposed development will meet the following:
 - A. interior side setbacks shall not be reduced by more than fifty percent (50%) of the side setbacks required by the underlying district regulations, or the minimum distance required to comply with fire safety standards, whichever is greater when the adjoining parcel of land is a RU-5, RU-5A, BU, IU, or OPD district or use provided, however, interior side setback shall not be reduced by more than twenty-five percent (25%) of the interior side setbacks required by the underlying district regulations when the adjoining parcel of land allows a discordant use.
 - B. side street setbacks shall not be reduced by more than twenty-five percent (25%) of the underlying zoning district regulations;
 - C. front setbacks (including double frontage lots) shall not be reduced by more than twenty five percent (25%) of the setbacks required by the underlying district regulations, whichever is greater;
 - D. Rear setbacks shall not be reduced below fifty percent (50%) of the rear setback required by the underlying district regulations, or the minimum distance required to comply with fire safety standards, whichever is greater, when the adjoining parcel of land is a RU-5, RU-5A, BU, IU, or OPD district or use provided however, rear setbacks shall not be reduced by more than twenty-five percent (25%) of the rear setbacks required by the underlying district regulations when the adjoining parcel of land allows a discordant use.
 - E. setbacks between building(s) shall not be reduced below 10 feet, or the minimum distance required to comply with fire safety standards, whichever is greater.

(k) Notwithstanding the foregoing, no proposed alternative development shall be approved upon demonstration that the proposed alternative development:

1. will result in a significant diminution of the value of property in the immediate vicinity; or

2. will have substantial negative impact on public safety due to unsafe automobile movements, heightened vehicular-pedestrian conflicts, or heightened risk of fire; or
3. will result in materially greater adverse impact on public services and facilities than the impact that would result from development of the same parcel pursuant to the underlying district regulations; or

(l) **Proposed alternative development** under this subsection shall provide additional amenities or buffering to mitigate the impacts of the development as approved, where the amenities or buffering expressly required by this subsection are insufficient to mitigate the impacts of the development. The purpose of the amenities or buffering elements shall be to preserve and protect the quality of life of the residents of the approved development and the immediate vicinity in a manner comparable to that ensured by the underlying district regulations. Examples of such amenities include but are not limited to: active or passive recreational facilities, common open space, additional trees or landscaping, convenient covered bus stops or pick-up areas for transportation services, sidewalks (including improvements, linkages, or additional width), bicycle paths, buffer areas or berms, street furniture, undergrounding of utility lines, and decorative street lighting. In determining which amenities or buffering elements are appropriate for a proposed development, the following shall be considered:

- A. the types of needs of the residents of the parcel proposed for development and the immediate vicinity that would likely be occasioned by the development, including but not limited to recreational, open space, transportation, aesthetic amenities, and buffering from adverse impacts; and
- B. the proportionality between the impacts on residents of the proposed alternative development and the immediate vicinity and the amenities or buffering required. For example, a reduction in lot area for numerous lots may warrant the provision of additional common open space. A reduction in a particular lot's interior side setback may warrant the provision of additional landscaping.

Section 33-311(A)(4)(b). Non-use variances from other than airport regulations: Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Section 33-311(A)(4)(c). Alternative non-use variance standard: Upon appeal or direct application in specific cases to hear and grant applications from the terms of the zoning and subdivision regulations for non-use variances from the terms of the zoning regulations the Board (following a public hearing) may grant a non-use variance for these items, upon a showing by the applicant that the variance will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the non-use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum non-use variance that will permit the reasonable use of the premises; and further provided, no non-use variance from any airport zoning regulation shall be granted under this subsection.

G. NEIGHBORHOOD SERVICES:

DERM	No objection*
Public Works	No objection*
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	No comment

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

This application was deferred from the October 11, 2005 meeting due to no quorum. The subject property is located at 6425 S.W. 24 Street (Coral Way) in an area characterized by single-family homes. The applicant seeks to change the zoning on the subject property from RU-1, Single-Family Residential District, to RU-5A, Semi-Professional Office District. RU-5A uses include, but are not limited to, office buildings for accountants, attorneys, dentists, medical doctors, notary publics, real estate, and travel agencies as well as banks without drive-in teller facilities. The applicant is also requesting to permit an office building setback 10' (15' required) from the interior side (west) property line; to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way which will permit a 6' high wall and ornamental fence along the side street (east) property line up to the edge of a driveway; to waive the zoning regulations requiring Coral Way to be 100' in width; to permit a 35' dedication (50' required) for the north half of S.W. 24th Street; and to waive the dissimilar land use buffer along a portion of the interior side (west) property line. The plan submitted by the applicant depicts the existing single-family residence that, if approved, will be converted into an office building. Said building is a single-story structure which will maintain the residential appearance of the building, located at the northwest corner of SW 24 Street and SW 64 Avenue. Parking spaces will be provided at the rear of the building with access through a two-way entrance/exit drive onto SW 64 Avenue on the northeast side of the property. A 6' high block wall will run along the interior side (west) and rear (north) property lines mitigating the impact on the adjacent properties.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. However, the applicant will have to comply with all DERM conditions as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to the request to permit a section-line road to be 35' to center line where 50' is required. Their memorandum indicates that gates must remain open during hours of operation, and that road dedications and improvements will be accomplished through the recording of a plat. Additionally, their memorandum notes that this project meets traffic concurrency because it lies within the Urban Infill Area where traffic concurrency does not apply.

This area is designated for **Low Density Residential** use on the Land Use Plan (LUP) map of the Comprehensive Development Master Plan (CDMP). The CDMP provides that office uses may be approved along the frontage of major roadways in residential community areas where residences have become less desirable due to inadequate setbacks from roadway traffic and noise, or due to a mixture of nonresidential uses or activities in the vicinity in accordance with the limitations set forth in the CDMP. These office uses may occur in combination with or independent of residential use. Such limited office uses may be approved on such sites in residential community areas only where: a) the residential lot fronts directly on a Major Roadway as designated on the Land Use Plan map (Frontage roads are not eligible for consideration); b) the lot or site size does not exceed one acre; and c) the residential area is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, nor does the subject frontage face such an Estate Density area. The subject property meets the aforementioned criteria of the Master Plan including that the subject property is less than one acre in size, is located on a major section line roadway (SW 24 Street), is not zoned, developed or designated on the Land Use Plan map for Estate Density Residential, and the subject frontage does not face an Estate Density area. The Master Plan also indicates that where other office, business or industrial uses exist on the same block face, approval of similar requests may be granted. Three parcels to the west of the subject property on the same block face, there is a parcel that was granted a Use Variance to permit RU-5A uses in an RU-1 zone, pursuant to Resolution #Z-148-94. Therefore, the proposed zone change would be **consistent** with the interpretative text of the CDMP.

The alternative site development option (ASDO) Standards under Section 33-311(A)(20) provide for the approval of a zoning application which can demonstrate at a public hearing that the development requested is in compliance with the applicable alternative site development option standards and does not contravene the enumerated public interest standards as established. Request #2, to permit an office building setback 10' (15' required) from the interior side (west) property line, does not comply with the ASDO standards. Specifically, Section 33-311(A)(20)(c)(19)(A) indicates that interior side setback shall not be reduced by more than twenty-five percent (25%) of the interior side setbacks required by the underlying district regulations when the adjoining parcel of land allows a discordant use. Therefore, the minimum setback to be considered under said standard would be 11.25', which request #2 does not meet. Furthermore, the applicant has not provided documentation indicating if any area of shadow cast by the proposed alternative development upon an adjoining parcel of land during daylight hours will be no larger than would be cast by a structure constructed pursuant to the underlying district regulations, or will have no more than a *de minimus* impact on the use and enjoyment of

the adjoining parcel of land (Section 33-311(A)(20)(c)(4)). As such, request #2 may not be considered under the ASDO standards and therefore cannot be approved under Section 33-311(A)(20), and should be denied with prejudice under same.

When requests #2 through #5 are analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff is of the opinion that the approval of this application would be **incompatible** with the surrounding area, would affect the appearance of the community as explained more fully below and would be detrimental to the community. The subject property meets all the RU-1 zoning district regulations for a single-family residence. The above requests are evidence that the requested conversion of the subject site and the structure into an office building are not favorable for the site nor its surrounding area because of the intensification of the site due to the proposed use. Since the above requests are germane to and an integral part of request #1, staff recommends denial with prejudice of requests #2 through #5 under Section 33-311(A)(4)(b) (NUV).

When analyzed under the Alternative Non-Use Variance (ANUV) Standards, Section 33-311(A)(4)(c), the applicant would have to prove that requests #2 through #5 are due to unnecessary hardship and that, should the requests not be granted, such denial would not permit the reasonable use of the premises. However, staff notes that the property can be utilized in accordance with RU-1 zoning district regulations, and the applicant has not proven that compliance with same would result in an unnecessary hardship, therefore this application cannot be approved under the alternative non-use variance standards. As such, requests #2 - #5 are recommended for denial with prejudice under Section 33-311(A)(4)(c) (ANUV).

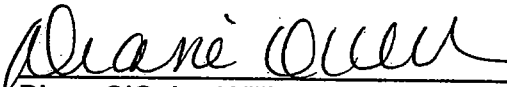
Additionally, staff finds the plans to be unacceptable as submitted. The proposed office building is located towards the west interior side and front of this lot, which intrudes into the adjacent residential community to the west. Consequently, the 5' setback encroachment into the interior side (west) setback area and the reduction of the required landscaped buffer abutting dissimilar land uses along the same interior side, would be overly intensive for this site, would be intrusive to the residents in this area, and would have an unfavorable effect on the surrounding area. Although RU-5A uses have been granted on a parcel of land three lots to the west of the subject property, pursuant to Resolution #Z-148-94, single family and duplex residences still characterize the remaining surrounding properties. As such, the proposed rezoning to RU-5A would be **incompatible** with the surrounding properties and approval of same would establish a negative precedent which, in turn, could facilitate the breakdown of an established residential neighborhood into commercial uses.

Accordingly, staff recommends denial with prejudice of Request #1 (zone change from RU-1 to RU-5A) and since all the additional requests are germane to and an integral part of the zone change request, staff recommends that said requests also be denied with prejudice.

I. **RECOMMENDATION:** Denial with prejudice.

J. **CONDITIONS:** None.

DATE INSPECTED: 08/01/05
DATE TYPED: 08/16/05
DATE REVISED: 08/17/05; 08/29/05; 09/22/05; 09/23/05; 09/26/05; 10/05/05;
10/12/05
DATE FINALIZED: 10/12/05
DO'QW:AJT:MTF:LVT:JED:JV


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

Date: May 2, 2005

To: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management



Subject: C-10 #Z2004000431-Revised
6425 Corp.
6425 SW 24th Street
DBC from RU-1 to RU-5A, NUV of Setback Requirements
(RU-1) (.257 Ac.)
12-54-40

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (The Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

Public sanitary sewers are not available in this area. Therefore, connection to public sanitary sewers is not feasible. Accordingly, DERM would not object to the interim use of a septic tank and drainfield as a means for the disposal of domestic liquid waste, provided that the following items are satisfied:

- 1) The proposed development shall not exceed the maximum sewage loading allowed by Section 24-43.1 (4)(b) of the Code. Based on available information, the maximum sewage loading for this site would allow the proposed development.
- 2) Pursuant to Section 24-43.1(4)(a) of the Code, the owner of the property has submitted an executed covenant running with the land in favor of Miami-Dade County which provides that only liquid waste, less and except the exclusions contained therein, which shall be generated, disposed of, discharged or stored on the property shall be domestic sewage discharged into a septic tank.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year/1-day storm event. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Sections 24-5 and 24-48 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers, the State of Florida Department of Environmental Protection and the South Florida Water Management District may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

The subject property contains tree resources; Section 24-49 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. A tree survey showing all the tree resources on-site will be required prior to reviewing the tree removal permit application. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval to that effect as required by the Code.

cc: Lynne Talleda, Zoning Evaluation-P&Z
Ron Connally, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

REVISION 1

PH# Z2004000431

CZAB - C10

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: 6425 CORP.

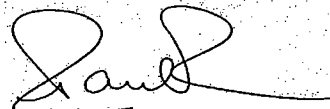
This Department has no objections to this application.

This Department has no objections to the request to permit a section line road to be 35 feet in width to centerline where 50 feet is required. The road is presently constructed and no future widening is planned for SW 24 St.

Gates must remain open during hours of operation.

This land may require platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This project meets traffic concurrency because it lies within the urban infill area where traffic concurrency does not apply.



Raul A Pino, P.L.S.

29-MAR-05



Memorandum

Date: 25-MAY-05

To: Diane O'Quinn Williams, Director
Department of Planning and Zoning

From: Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue

Subject: Z2004000431

Fire Prevention Unit:

No objection.No objection.

Development for the above Z2004000431
located at 6425 S.W. 24 STREET, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 1444 is proposed as the following:

<u>single</u>	dwelling units	<u>industrial</u>	square feet
<u>multifamily</u>	dwelling units	<u>institutional</u>	square feet
<u>3000 commercial</u>	square feet	<u>nursing home</u>	square feet

Existing Service, First Response Unit/Station: 40

Based on this development information, estimated service impact is: Acceptable, with: 2 alarms-annually.

Planned service(s) to mitigate the impact is:

Station/Unit

Estimated date of opening

DATE: 09/14/05

TEAM METRO

ENFORCEMENT HISTORY

6425 CORP.

6425 SW 24 STREET (CORAL WAY),
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2004000431

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

09/09/2005 Inspection conducted
09/09/2005 No current violations

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: 6425 Corporation

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Mercedes Masso 11720 SW 97 St. Miami, FL 33186</u>	<u>50 %</u>
<u>Barbara V. Lopez 3585 SW 129 Ave. Miami, FL. 33175</u>	<u>50%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

RECEIVED
204-431
NOV 17 2004

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable) _____ Percentage of Interest _____

RECEIVED
204-431
NOV 17 2004

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT

Date of contract: _____

BY

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

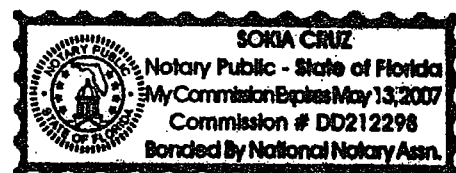
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

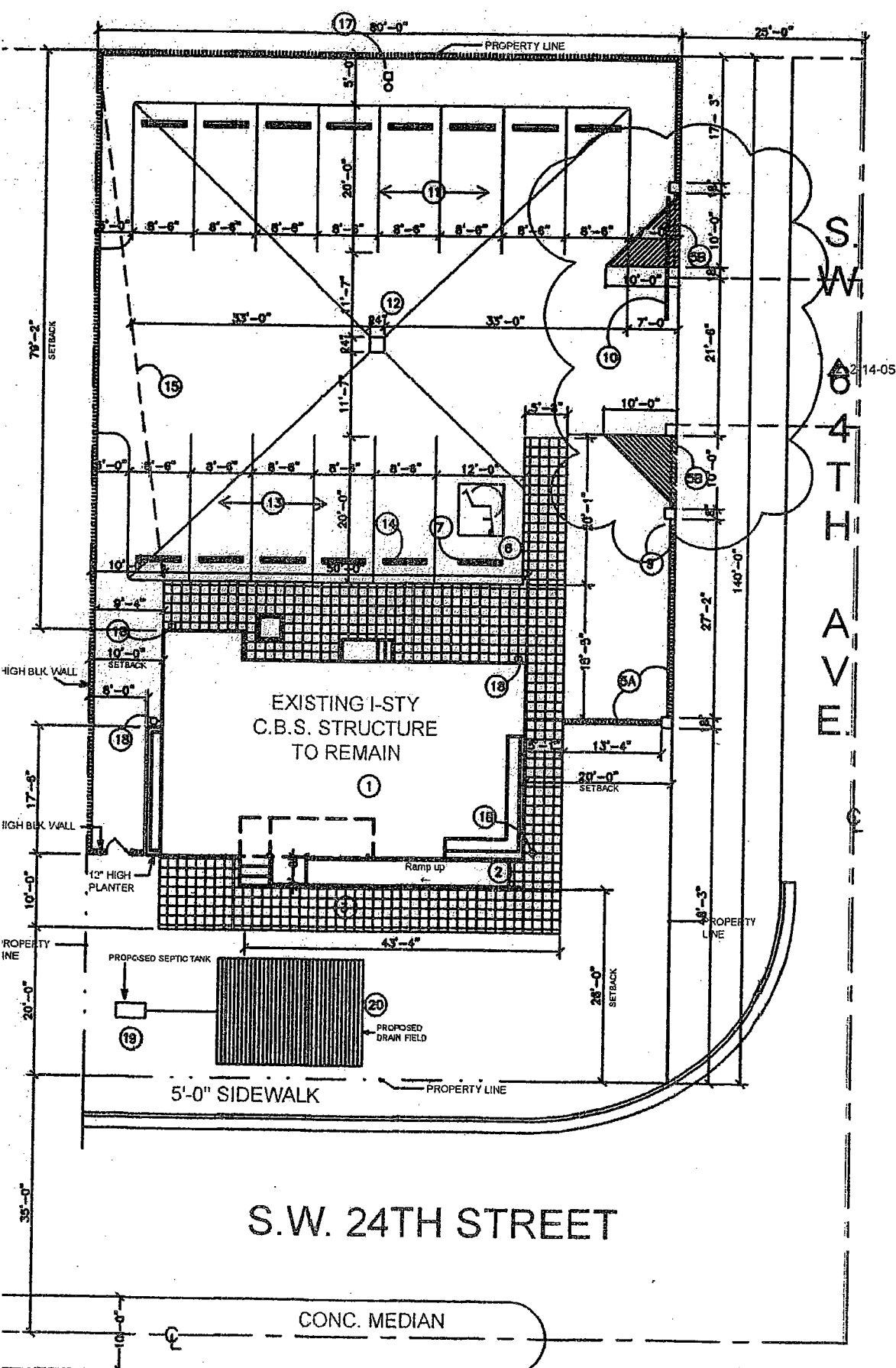
Sworn to and subscribed before me this 23 day of June, 2004. Affiant is personally known to me or has produced FOL# M200540648440 as identification.

SOKIA CRUZ
(Notary Public)

My commission expires May 13, 2007



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



1 - EXISTING 1-S
2 - PROPOSED F
3 - PROPOSED S
4 - METAL DOOR
5 - CONCRETE F
6 - HANDICAPPE
7 - HANDICAPPE
8 - CHAIN LINK F
9 - PROPOSED C
10 - METAL GATE
11 - PARKING SP
12 - CATCH BASI
13 - PARKING SP
14 - PARKING ST
15 - PROPOSED
16 - EXISTING EL
17 - PROPOSED
18 - PROPOSED
19 - PROPOSED
20 - PROPOSED

NEW ELECTRICAL
PARKING LOT LIGHTS
1 LAMP FROM BUILDING
LANDSCAPING
HANDICAPPED RAMP
14 PARKING SPACES
1 HANDICAPPED SPACE
8" CONC. BLK. WALL
PARKING AREA FENCE
FRENCH DRAIN

25

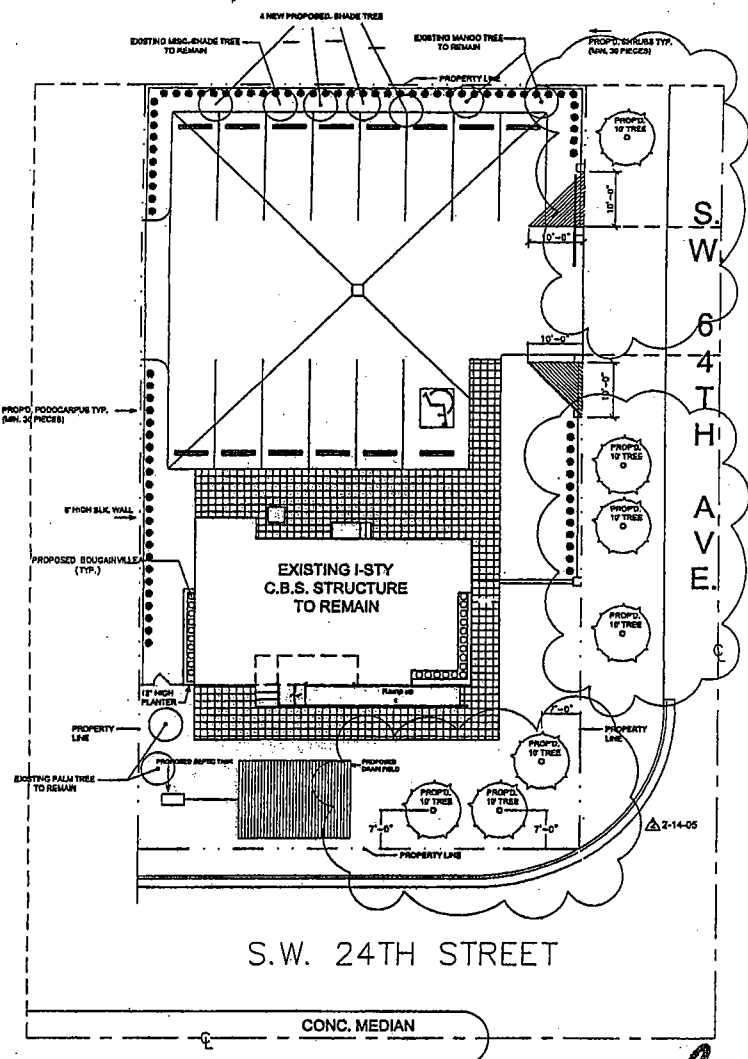
NESTOR J. CIFUENTES
CONSULTING ENGINEER
P.E. # 76459
2500 Colton Avenue, Suite 506
Coral Gables, Florida 33134
[305] 441-8002

PROPOSED SITE PLAN FOR
FOR
MR. DANNY MASSO
8425 SW 24TH STREET MIAMI, FL 33155



DATE
MARCH 12, 2004
COMMISSIONER
REVISIONS
1-24-05
2-14-05
4-8-05

APPENDIX
A-2
A-2 OF A-4



1.0 GENERAL SPECIFICATIONS
1.1 The work encompassed by this contract includes:
1.1.01 Landscape Planting.
1.1.02 Landscape Irrigation.
1.1.03 Landscape Soil and Incidentally Fine Grading.
1.1.04 Other Items Incidentally to the project.
1.2 Verify all measurements quantities and dimensions before ordering materials or doing any work. The Contractor is responsible for difference between actual dimensions / quantities indicated on the drawings.
1.3 Coordinate the work of all trades.
1.4 The Owner will accept the project work when all construction and installation of plant materials has been made and meets specifications.
1.5 Furnish releases from subcontractors or proof of payment of all obligations to subcontractors at the time of submitting final draw on the contracted price.
1.6 Unit prices will be used for the purpose of add/deduct.

2.0 PLANTING SPECIFICATIONS GENERAL
2.1 The Contractor is responsible for any damage to plant materials during storage or planting.
2.2 Warranty periods:
Trees and Palms 1 YEAR Shrubs and Ground covers 90 DAYS Soil 30 DAYS.
2.3 Height and spread dimensions specified refer to the main body of the plant and not from branch tip to tip. Measurements shall be taken with branches in normal position.
2.4 The Landscape Contractor shall test the pH reading of the soil for all planting areas and shall adjust the soil to an appropriate pH for the indicated plant material.
2.5 The Landscape Contractor shall verify that the soil in all planting sites is suitable for the plant material specified investigation shall include:
Soil water percolation, organic content, presence of contaminants or other soil characteristics that will affect the suitability of the soil to support normal healthy plant material.

3.0 PLANTING SPECIFICATIONS PRODUCTS
3.1 All plant materials to be "Florida No. 1" or better as defined by the latest edition of Florida Department of Agriculture or the Landscape Architect. The judgment of the Landscape Architect regarding materials quality shall be final. Plant nomenclature is according to the Standardized Plant Names (1942) by the American Joint Committee on Horticultural Nomenclature.
3.2 All plants shall have been nursery grown, unless specifically authorized to be collected and shall be hardy under climatic conditions similar to those in the locality of the project be typical of their species or variety and shall have a normal habit of growth and shall be sound, healthy, and vigorous well branched and densely foliated, and free of disease and insect pests eggs and larvae. They shall have a healthy well developed root system, if balled and burlaped, be dug with firm natural balls of earth of sufficient diameter and depth to include most of the fibrous roots, if container grown stock, have been grown in a container long enough for the root system to have developed sufficiently to hold its soil together firm and whole. NO plants shall be loose in the container.
3.3 Planting soil shall consist of clean fill suitable for use as a planting medium, corrected to pH appropriate for each plant.
Planting soil shall be free of construction debris, masonry washings, or other non-organic material.
3.4 All trees are to be staked.
3.5 Mulch shall be shredded Eucalyptus Mulch Grade "B" or shredded pine applied in sufficient quantities to become 3" deep when fully mulched unless superseded by specifications within notes.
3.6 Plant Lists and Materials Lists are provided for the convenience of the Contractor who shall be responsible for the procurement and execution of everything shown on the Plans. The plans take precedence over the plant list.

4.0 PLANTING SPECIFICATIONS: EXECUTION
4.1 The Contractor is specifically informed that there are existing materials on the site some of which are to remain and some are to be removed. The Landscape Architect and the Contractor shall identify and mark the disposition of all existing material before the work commences.
4.2 All planting beds are to be slightly mounded fit at the rate of 1.8 to the center 1/3 of the planting area. Use approved planting soil mixture.
4.3 When materials are set, planting mixture backfill shall be completely watered in around bases of balls to fill all voids. Tree guying and staking shall be as detailed and done immediately after setting.
4.4 All materials shall be detailed to remove dead branches and to give the materials form. Pruning shall be done with clean sharp tools.
4.5 The limit of mulch for trees shall be the area of the pit and for shrubs in beds, the entire area of the shrub bed. The edge of the shrub bed is a distance from the outer plant row equal to 1/4 spacing of the plants.
4.6 Maintenance shall begin immediately after each plant is planted and shall continue until the installation of planting is complete and accepted by the owner.
Plants shall be watered, mulched, weeded, pruned, sprayed, fertilized, cultivated and otherwise maintained and protected. Balled plants shall be reset to proper grade position, planting saws restored and dead material removed. Guys shall be tightened and repaired. Maintenance includes regular mowing, edging, and pest control, as well as horticultural pruning.
4.7 The root system of all plants shall be watered at such intervals as will keep the surrounding soil in the best condition for promotion of root growth and plant life. It is understood that newly planted materials have water requirements beyond the quantities provided by the automatic irrigation system (if installed). Plant material indicating stress from dehydration shall be removed from the site and replaced at the expense of the Contractor.
4.8 Locations for Plants and outlines of areas to be planted shall be approved by the Owner representative before excavation is begun. The Landscape Contractor shall notify the Owner two days in advance.
4.9 The Landscape Contractor shall review the applicable architectural and engineering drawings and be familiar with the alignment of underground utilities and improvements before excavation work is begun.
4.10 Sidewalks, alleys and other paved areas shall be kept clear when planting and maintenance operations are in progress and the entire work area shall be cleaned at the end of each days work.

LANDSCAPE LEGEND
ZONING DISTRICT: R-150A
NET LOT AREA: .217 ACRES 11,200 SQUARE FEET

OPEN SPACE
A. SQUARE FEET OF OPEN SPACE REQUIRED BY CHAPTER 23, AS INDICATED ON SITE PLAN: 11,200 SQUARE FEET. 25' x 4' = 1,000 SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 23, AS INDICATED ON SITE PLAN. THE NUMBER OF PARKING SPACES = 14 10 SQUARE FEET PER PARKING SPACE =
C. TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 23 = A + B = 1,000

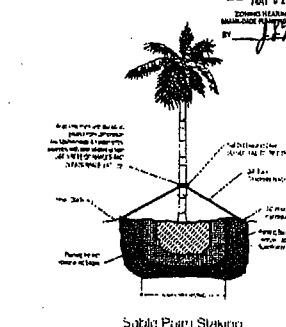
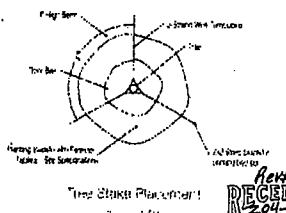
PAVING AREA CALCULATION
A. 3048 TOTAL S.F. OF LANDSCAPED OPEN SPACE REQUIRED BY CHAPTER 23
B. MAXIMUM PAVING AREA (80%) PERMITTED = 30% x 3048 S.F. = 914.4

TREES
A. THE NUMBER OF TREES REQUIRED PER NET LOT ACRE LESS THE EXISTING NUMBER OF TREES THAT MEET MINIMUM REQUIREMENTS = 25 - 12 = 13 TREES PER NET LOT ACRES REQUIRED
B. 50% PALM TREES ALLOWED (TWO PALMS = ONE TREE) PALMS PROVIDED = 6
C. PERCENTAGE OF PALM TREES REQUIRED = THE NUMBER OF TREES PROVIDED X 100% = 6 / 13 X 100% = 46.15%
D. PALMS AS STREET TREES (MAX. AVERAGE SPACING OF 35' O.C.) LINEAR FEET ALONG STREET = 25' X 46.15% = 11.54 LINEAR FEET ALONG STREET
E. STREET TREES LOCATED DIRECTLY BETWEEN PROPERTY LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.) = 11.54 LINEAR FEET ALONG STREET
F. TOTAL NUMBER OF TREES PROVIDED = 13

SHRUBS
A. THE TOTAL NUMBER OF TREES REQUIRED X 10 = THE NUMBER OF SHRUBS REQUIRED
B. THE NUMBER OF SHRUBS REQUIRED X 30% = THE NATIVE SHRUBS REQUIRED
IRRIGATION PLAN: REQUIRED BY CHAPTER 23, AUTO IRRIGATION OR HOSE 8/80 X PROVIDED.

REQUIRED	PROVIDED
2,000	2,000
100	100
3,540	3,540
11,200	11,200
25	25
6	6
11.54	11.54
13	13
150	150
45	45

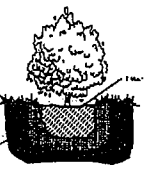
SHRUBS & HERBES	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING
BOUGAINVILLEA SPECTABILIS	25	BOUGAINVILLEA SPECTABILIS	BOUGAINVILLEA	15'-20'	3' GAL.
PODOPHYLLUM	TO FIT	PODOPHYLLUM	PODOPHYLLUM	8'-10'	3' GAL.
TREES	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPACING
T.P.E.	2	CHRYSALEDOCARPUS LUTEUS	YELLOW BUTTERFLY PALM	25-30 FT.	8-10 FT.
M.T.	2	MANGIFERA INDICA	MANGO TREE	10-20 FT.	10-20 FT.
TREE	2	BY OWNER	BY OWNER	10-20 FT.	10-20 FT.



LANDSCAPING SITE PLAN
SC: 3/32"-1"=1'

RECEIVED
204-431
MAY 02 2005

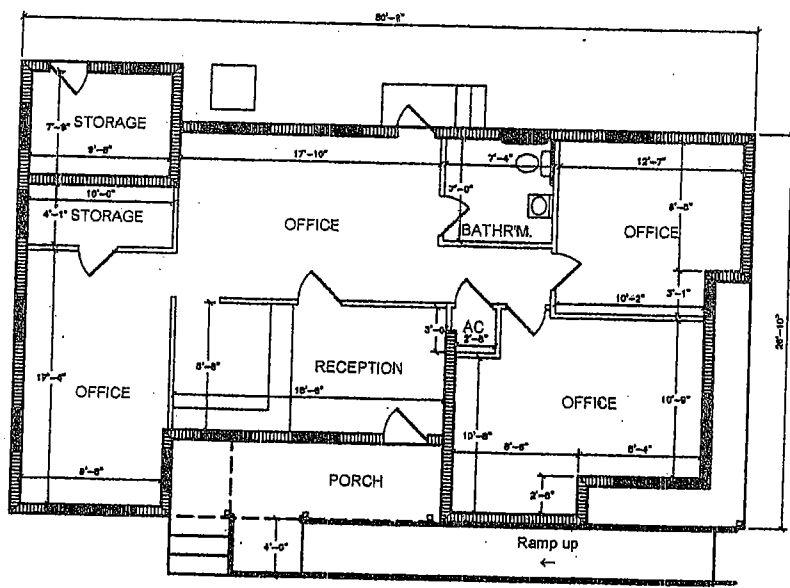
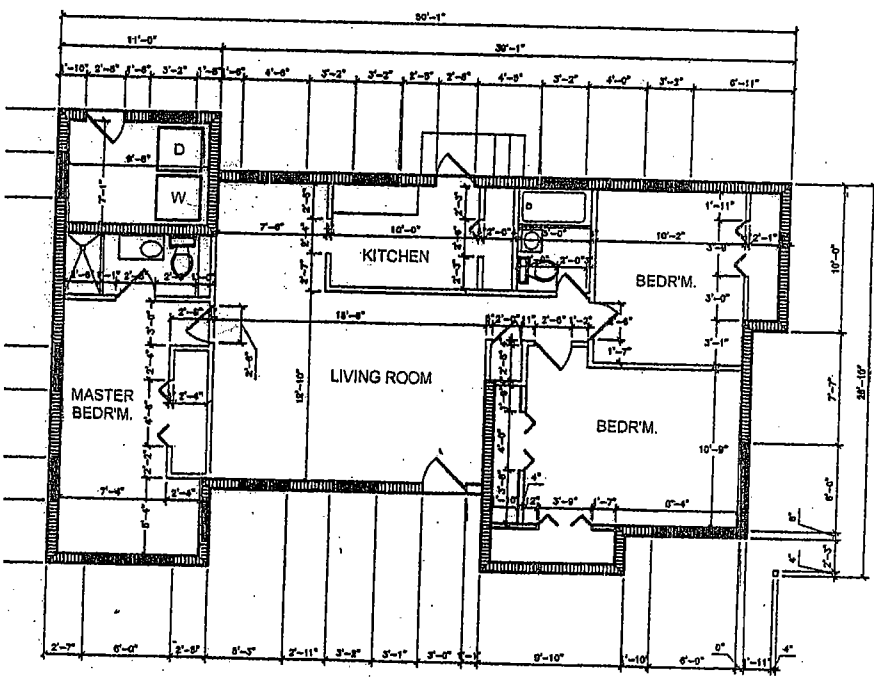
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: [Signature]



Shrub Detail

Soil Pit Staking

NESTOR J. CIFUENTES
CONSULTING ENGINEER
P.E. # 79450
250 Calabritto Avenue, Suite 306
Coral Gables, Florida 33134
(305) 441-9502



Rev#1
RECEIVED
204-431
MAR 14 2005

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY JPH

03-03-05

PROPOSED SITE PLAN FOR

FOR

MR. DANNY MASSO

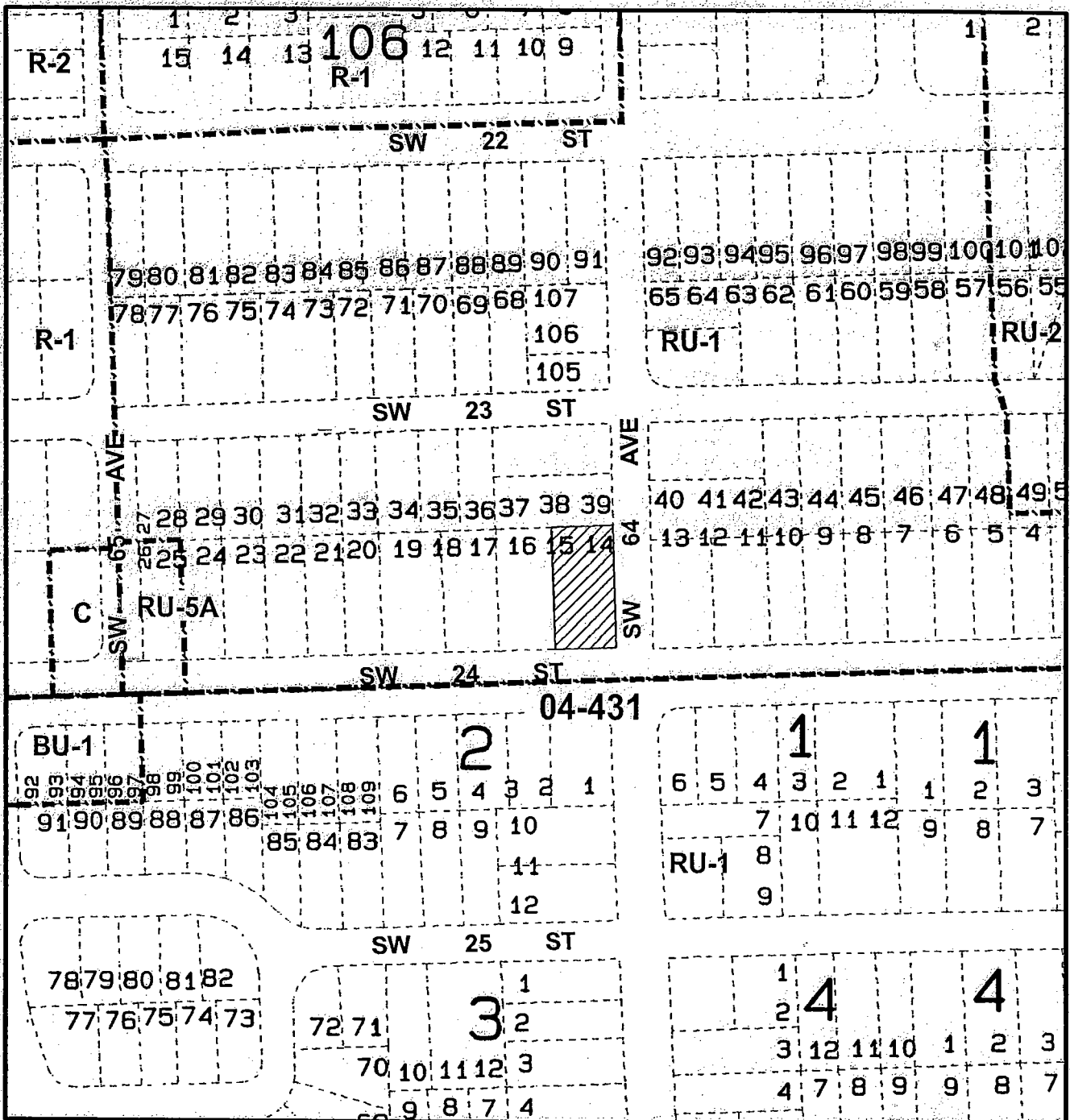
6425 SW 24th STREET MIAMI, FL 33155

MARCH 12, 2004

REVISIONS

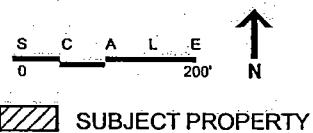
A-3

A-3 or A-4



MIAMI-DADE COUNTY HEARING MAP

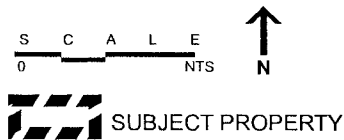
Section: 12 Township: 54 Range: 40
 Process Number: 04-431
 Applicant: 6425 CORP.
 District Number: 08
 Zoning Board: C10
 Drafter: ALFREDO
 Scale: 1:200'





MIAMI-DADE COUNTY
AERIAL

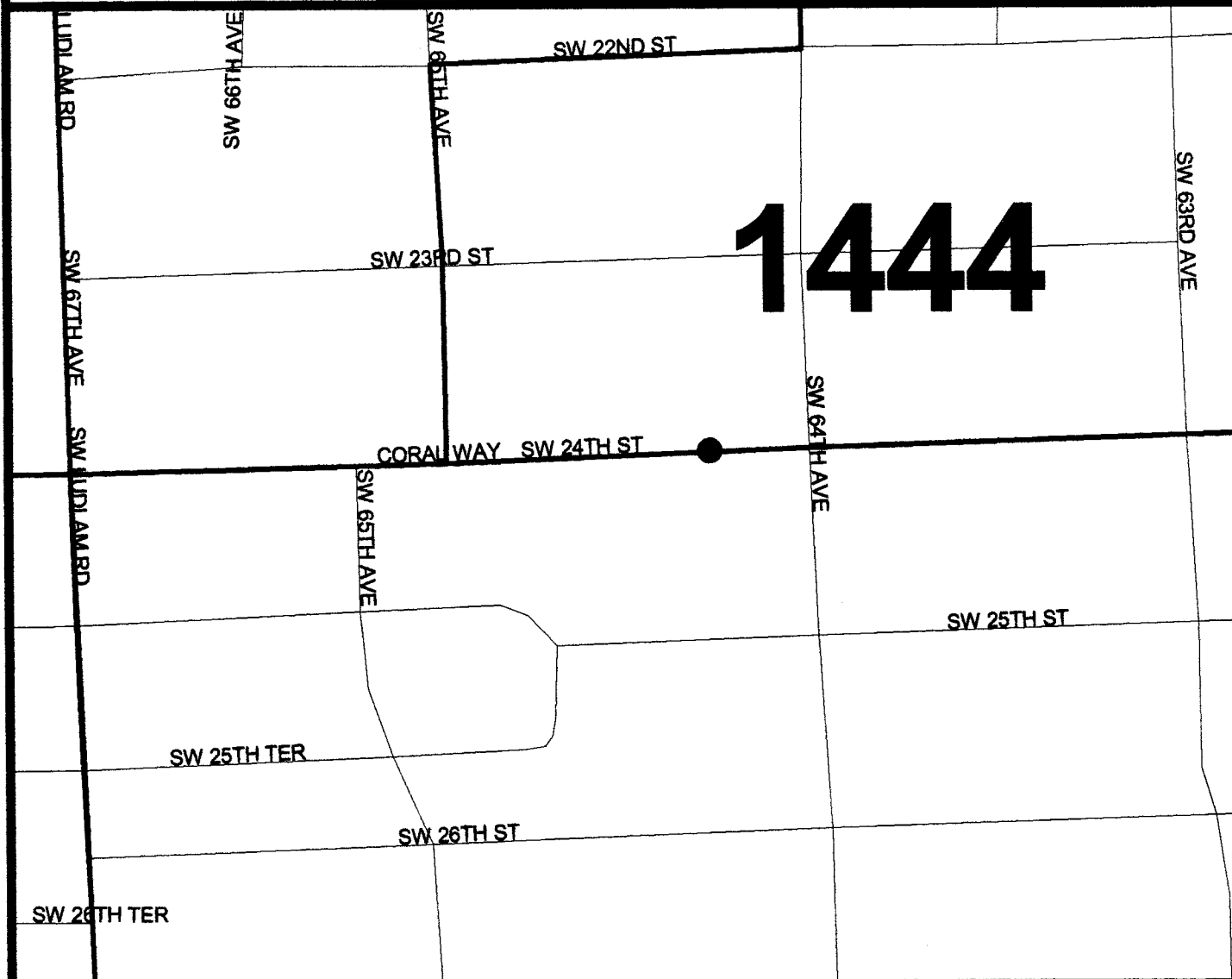
Section: 12 Township: 54 Range: 40
Process Number: 04-431
Applicant: 6425 CORP.
District Number: 08
Zoning Board: C10
Drafter: ALFREDO
Scale: NTS





Miami-Dade Police Department
Address
6425 Corp.; Hearing # 04-431

c-10



Police Grids Boundaries

MDPD Crime Analysis System
January 4, 2005
Data in this document represents
successfully geocoded attributes.

0 0.03 0.06 Miles





Miami-Dade Police Department
Address Query for Events occurring at 6425 SW 24
For 2002-12-31 Thru 2004-12-31

Miami-Dade Police Department

Crime Information Warehouse

Detail Filter: Dis.Complaint Date >= "2002-12-31" and Dis.Complaint Date < "2005-01-01" and Dis.Police District Code in ("A", "B", "C", "D", "E", "H", "I", "J", "K", "L", "M", "N", "P", "Q", "R", "ZZ") and Dis.Incident Address contains "6425 SW 24" and Dis.Reporting Agency Code = substring ("030", 1, 3) and Common

Incident Address	Dis	Grid	A O P	Complaint Date	Case Number	Sig Pre	Sig Suf	Rcvd Time	Disp Time	1st Arriv Time	1st Arriv Unit
6425 SW 24 ST	D	1490	3	08/08/2003	0425347B		26V	23:08:45	23:43:46	00:02:00	D3402



Miami-Dade Police Department Zoning Hearing Report - Dispatch Information For 2003 and 2004



Miami-Dade Police Department

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0137", "0172", "0272", "1442", "1444", "1476", "1700", "1713", "1785", "2168", "2339", "2727")) and ((Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or ('ALL' in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55"))) and Common

		2003		2004	
Grid	Signal Code	Signal Description			
1444	13	SPECIAL INFORMATION/ASSIGNMENT		12	10
	14	CONDUCT INVESTIGATION		43	38
	15	MEET AN OFFICER		101	87
	16	D.U.I.		1	0
	17	TRAFFIC ACCIDENT		16	16
	18	HIT AND RUN		3	1
	19	TRAFFIC STOP		0	1
	20	TRAFFIC DETAIL		1	0
	21	LOST OR STOLEN TAG		6	3
	22	AUTO THEFT		4	2
	25	BURGLAR ALARM RINGING		21	19
	26	BURGLARY		19	17
	27	LARCENY		5	0
	28	VANDALISM		3	7
	29	ROBBERY		1	0
	32	ASSAULT		4	8
	33	SEX OFFENSE		1	0
	34	DISTURBANCE		32	38
	36	MISSING PERSON		3	1
	37	SUSPICIOUS VEHICLE		0	3
	38	SUSPICIOUS PERSON		1	2
	39	PRISONER		1	0
	41	SICK OR INJURED PERSON		12	8
	43	BAKER ACT		1	1
	44	ATTEMPTED SUICIDE		1	1
	45	DEAD ON ARRIVAL		1	2



Miami-Dade Police Department

Zoning Hearing Report - Dispatch Information

For 2003 and 2004



Miami-Dade Police Department

Detail Filter: (Dis.Complaint Date >= FirstDate and Dis.Complaint Date < LastDate) and (Dis.Grid in ("0137", "0172", "0272", "1442", "1444", "1476", "1700", "1713", "1785", "2168", "2339", "2727")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55") or ('ALL' in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55"))) and Common

		2003		2004
Grid	Signal Code	Signal Description		
1444	49	FIRE		0
	52	NARCOTICS INVESTIGATION		1
	54	FRAUD		3
Total Signals for Grid 1444 :		296		271



MIAMI-DADE POLICE DEPARTMENT
Zoning Hearing Report Part I and Part II Crimes w/o AOA
For Specific Grids
For 2003 and 2004



Miami-Dade Police Department

Grid(s): 0137, 0172, 0272, 1442, 1444, 1476, 1700, 1713, 1786, 2168, 2339, 2727

2003 2004


Grid 1444					
Part I					
	130A	AGGRAVATED ASSAULT		0	4
	2200	BURGLARY		7	3
	2400	MOTOR VEHICLE THEFT		3	1
	110A	RAPE		1	0
	1200	ROBBERY		1	0
	230G	SHOPLIFTING ALL OTHERS		8	3
	230F	SHOPLIFTING FROM A MOTOR VEHICLE		13	6
Part I TOTAL				33	17
Part II					
	260A	FRAUD CON/SWINDLE/FALSE PRET.		0	1
	260B	FRAUD CREDIT CARD/ATM		1	2
	260D	IMPERSONATION		1	0
	350A	NARCOTIC BUY/SELL/POSS/IMPORT/MANUF		0	1
	130B	SIMPLE ASSAULT		3	1
Part II TOTAL				5	5
Grid 1444 TOTAL				38	22

Memorandum



Date: September 30, 2005

To: Diane O'Quinn Williams, Director
Department of Planning and Zoning

From: Roosevelt Bradley, Director
Miami-Dade Transit 

Subject: FY-06 Blanket Concurrency Approval for Transit

This memo serves as a blanket authorization for the Department of Planning and Zoning to continue to approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the Level-of-Service (LOS) for mass transit established in the above referenced County Rules and Regulations.

MDT continues with the development process for the North Corridor transit project along NW 27th Avenue from 62nd Street to the Broward County Line. Please ask your staff to continue to signal any application whose address is on NW 27th Avenue, between these two points, so that they may be reviewed by MDT Staff.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2005 to September 30, 2006, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at (305) 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc: Albert Hernandez, Deputy Director
MDT Planning and Engineering
Mario G. Garcia, Chief
MDT Systems Planning Division
Helen A. Brown, Concurrency Administrator
Department of Planning and Zoning

✓ H. Brown

Memorandum

MIAMI-DADE
COUNTY

Date: December 2, 2004

To: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

From: ~~A~~ Vivian Donnell Rodriguez, Director
Park and Recreation Department *gmb*

Subject: Update for Blanket Concurrency Approval

RECEIVED

DEC 14 2004

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

This memorandum updates the blanket concurrency approval memo of September 18, 2003. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until November 30, 2005. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

Memorandum



Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied

MCM:skr

c: Control File



MEMORANDUM

*Original to Helen Brown
by to Al Jones*

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

DATE: September 12, 2003

SUBJECT: Solid Waste Disposal
Concurrency Determination

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

RECEIVED
SEP 18 2003

ZONING SERVICES DIVISION, D-06 COUNTY
DEPT. OF PLANNING & ZONING
BY

Department of Solid Waste Management (DSWM)

Solid Waste Facility Capacity Analysis

Fiscal Year 2002-2003

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R. R. Ashfill	Tonnage	SOUTH DADE Garbage	NORTH DADE Trash	WMI Garbage & Trash		
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500

RESOURCES RECOVERY		GARBAGE	TRASH	TIRES	TOTAL
* TOTAL @ 1.84M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
			270,000		270,000 (RTI)
** TOTAL @ 1.72M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
			270,000		270,000 (RTI)
*** TOTAL @ 1.71M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
			270,000		270,000 (RTI)

TOTAL WASTE STREAM PERCENTAGES @ 1.84 MILLIONS TONS

GARBAGE 54.3%	997,000
TRASH 44.4%	816,000
SPECIAL (includes Tires) 1.3%	24,000
TOTAL	1,837,000

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed
Base Capacity	207,000	4,352,000	3,130,000	146,000
2003	61,000	3,942,000	2,797,000	100,000
2004	0	3,668,500	2,402,000	188,000
2005	0	3,395,000	2,007,000	249,000
2006	0	3,131,500	1,612,000	249,000
2007	0	2,868,000	1,217,000	249,000
2008	0	2,604,500	822,000	249,000
2009	0	2,341,000	427,000	249,000
2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013	0	887,000	0	500,000
2014	0	479,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0	0	
2017	0	0	0	
2018	0	0	0	
Total Remaining Years	0	12	6	

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

2004 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space				Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres				
1	332,396	29,396	361,792	994.92	1,044.49	491.02	85.32	1,620.83	625.91	1.629	
2	520,177	23,003	543,180	1,493.75	1,476.12	461.33	139.79	2,077.24	583.49	1.390	
3	141,699	38,253	179,952	494.86	578.93	177.20	6.90	763.03	268.17	1.541	
TOT:	994,272	90,652	1,084,924	2,983.53	3,099.54	1,129.55	232.01	4,461.10	1,477.57	1.520	

Memorandum



Date: January 18, 2005

To: Diane O'Quinn Williams, Director
Department of Planning and Zoning

From: Roosevelt Bradley, Director
Miami-Dade Transit

A handwritten signature in black ink, appearing to read "Roosevelt Bradley", written over the printed name of the sender.

Subject: FY05 Blanket Concurrency Approval for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the Level-of-Service Standards (LOS) for mass transit established in the above referenced County Rules and Regulations.

MDT continues with the development process for the North Corridor transit project along NW 27th Avenue from 62nd Street to the Broward County line. Please, ask your staff to continue to signal any application whose address is on NW 27th Avenue, between these two points, so that they may be reviewed by MDT staff.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2004 to September 30, 2005, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief, System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

cc: George Navarrete
Mario G. Garcia

✓ *H. Brown*
Memorandum

**MIAMI-DADE
COUNTY**

Date: December 2, 2004

To: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

From: *A* Vivian Donnell Rodriguez, Director
Park and Recreation Department *QMR*

Subject: Update for Blanket Concurrency Approval

RECEIVED
DEC 14 2004

**MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING**

This memorandum updates the blanket concurrency approval memo of September 18, 2003. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until November 30, 2005. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

Memorandum



Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied

MCM:skr

c: Control File



MEMORANDUM

*Original to Helen Provan
by to Al Jones*

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

DATE: September 12, 2003

SUBJECT: Solid Waste Disposal
Concurrency Determination

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

RECEIVED
SEP 18 2003

ZONING SERVICES DIVISION, MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
BY _____

Department of Solid Waste Management (DSWM)
Solid Waste Facility Capacity Analysis
Fiscal Year 2002-2003

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	SOUTH DADE Garbage	NORTH DADE Trash	WMI Garbage & Trash		
					[1]	[2]			[3]	[4]	[5]	[6]	[7]	[8]	[1]-[8]
2003 *	1,837,000	936,000	196,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	176,000	263,500	395,000	100,000	0	1,705,500

RESOURCES RECOVERY		GARBAGE	TRASH	TIRES	TOTAL
* TOTAL @ 1.84M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
			270,000		270,000 (RTI)
** TOTAL @ 1.72M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
			270,000		270,000 (RTI)
*** TOTAL @ 1.71M		853,000	69,000	14,000	936,000 (91% Garbage; 9% Trash, includes Tires)
			270,000		270,000 (RTI)

TOTAL WASTE STREAM PERCENTAGES @1.84 MILLIONS TONS

GARBAGE 54.3%	997,000
TRASH 44.4%	816,000
SPECIAL (includes Tires) 1.3%	24,000
TOTAL	1,837,000

REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed
Base Capacity	207,000	4,352,000	3,130,000	146,000
2003	61,000	3,942,000	2,797,000	100,000
2004	0	3,668,500	2,402,000	188,000
2005	0	3,395,000	2,007,000	249,000
2006	0	3,131,500	1,612,000	249,000
2007	0	2,868,000	1,217,000	249,000
2008	0	2,604,500	822,000	249,000
2009	0	2,341,000	427,000	249,000
2010	0	2,077,500	32,000	249,000
2011	0	1,702,000	0	500,000
2012	0	1,294,500	0	500,000
2013	0	887,000	0	500,000
2014	0	479,500	0	500,000
2015	0	72,000	0	500,000
2016	0	0	0	
2017	0	0	0	
2018	0	0	0	
Total Remaining Years	0	12	6	

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

**** Maximum Contractual Tonnage per year to WMI is 800,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.

2004 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	332,396	29,396	361,792	994.92	1,044.49	491.02	85.32	1,620.83	625.91	1.629
2	520,177	23,003	543,180	1,493.75	1,476.12	461.33	139.79	2,077.24	583.49	1.390
3	141,699	38,253	179,952	494.86	578.93	177.20	6.90	763.03	268.17	1.541
TOT:	994,272	90,652	1,084,924	2,983.53	3,099.54	1,129.55	232.01	4,461.10	1,477.57	1.520